




Elegant Waterfront Living

New Price \$1,549,000

Wendy Greene

**Better Homes and Gardens Real Estate Metro Brokers
1218 North Peachtree Parkway
Peachtree City, GA 30269**

Email: wgreene2@bellsouth.net
Website: www.wendygreene.com
Home Office: 770.304.1080
Cell: 678.938.1247
Fax: 770.502.9088
BHGRE Office:  404.843.2500



INFORMATION IS DEEMED RELIABLE, BUT IS NOT GUARANTEED
Subject to omissions, prior sale, change or withdrawal without
notice. If your property is listed with a broker, this is not an
inducement to list your property.



**260 Smokerise Trace
Peachtree City, Georgia 30269**



The Floorplan

- Contemporary European 2-story design
- Approximately 10,819 square feet
- Master suite on main level
- Additional master bedroom upstairs with sitting area and Jacuzzi tub
- 3 additional bedrooms upstairs, each with private bath
- 2 half-baths on main level
- Elegant 2-story foyer
- Separate grand room with fireplace
- Separate dining room
- Keeping room with fireplace and wet bar
- Laundry room off kitchen with cabinets and laundry sink
- Additional laundry room upstairs
- 3-car garage with automatic openers
- Full, finished basement for in-law suite
- Tiled sunroom in basement
- Custom walk-in wine cellar
- Stunning heated, salt water, gunnite pool with waterfall, slide and dive rock

Luxurious Master Suite

- Fireplace with automatic gas logs
- Private entrance to deck
- Morning kitchen
- Huge master bath has walk-in closet with built-ins and dressing mirror
- His-and-her built-in vanities with brass fixtures
- Marble floor and granite counter tops
- Fully tiled separate shower (12 by 12 tile)
- Top-of-the-line Jacuzzi waterfall tub

In-law Suite/

- Full, daylight terrace level with inside/outside entry
- Extra-large bedroom and full bath
- Full kitchen with tiled floor
- Large family room with see-through fireplace
- Hardwood dance floor
- Sunroom/Solarium

Incredible Gourmet Kitchen

- Cabinets imported from Denmark
- Walk-in pantry
- Island
- Ceramic tile floor in kitchen and breakfast nook
- Stainless steel appliances
- Granite counter tops with 6-inch backsplash
- Vegetable sink
- Under-counter water cooler and filtration
- Sub Zero built-in refrigerator and freezer
- Thermador food warmer
- Thermador gas cook top with grill/griddle
- Thermador double oven
- GE Profile dishwasher
- Kitchen Aid trash compactor
- Microwave oven
- Butler's pantry with granite countertops
- Work desk with granite countertop

Lot, Exterior Features, Area Amenities

- Beautiful waterfront lot – 1.46 acres
- Stucco exterior
- Garden area/lawn sprinkler system
- Neighborhood lake, tennis, playground and park
- Neighborhood association
- Excellent Fayette County schools:
 - Crabapple Elementary
 - Bennetts Mill Middle School
 - McIntosh High School



Exquisite Detail

- Solid oak front doors
- Andersen windows (roll out)
- Granite floor, black marble pedestal sink in powder room
- Custom-built wrought iron staircase
- Hardwood floors in living, dining, and office/library
- Balcony
- Patio off family room
- Concrete floor deck with wrought iron railing
- Wet bar with gorgeous, granite counter tops, brass fixtures and wine cooler
- Library/office
- Built-in custom-crafted bookcases
- Unique “Black Galaxy” granite floor in foyer
- Golf cart storage in basement
- Boat door
- Full baths have Kohler waterfall faucets and cultured marble tubs and vanities
- Recessed wall for china cabinet in dining room
- Extensive use of down lighting
- 15 ceiling fans
- Trey and vaulted ceilings
- Central vacuum system
- Alarm system
- Intercom system
- Whole house audio with volume controls and infrared remote
- 4 heating and air conditioning units
- Great views of Lake Kedron

