



***Awesome ! Appealing ! Affordable!***

**2691 NUTWOOD TRACE, DULUTH, GA 30097 (SUGARLOAF COUNTRY CLUB)  
\$998,000**

***5 Bedrooms, 5 Bathrooms, 2 Half Baths***

***Awesome four sided brick home with Circular Driveway, built by Patrick O'Donnell Builder offers a contemporary lifestyle in prestigious Sugarloaf Golf Course Community.***

***This house has a great street appeal, open floor plan, Marble floored foyer, Hardwood floors, two story ceiling in the Grand Room, family room, Gorgeous two story Gentleman's Library, Master on Main, five bedrooms, five full bathrooms and two half baths. Finished Terrace level includes Recreation room, Bar, Billiards room, and additional in-law Bedroom suite. This home reflects the life style of Modern Living.***

- This house welcomes you with a circular driveway, professional landscaping, raised entrance, curved doorway leading to a dramatic two story barrel ceiling foyer with an elegant chandelier and Marble Floor. Hardwood flooring on majority of the main level.
- Gorgeous two story Gentleman's library with stained wood panels, bay window, marble fireplace, alluring spiral staircase to the second level with bookcases.
- Large banquet sized dining room with beautiful chandelier and detailed crown moldings has seating space for 12 to enjoy special occasions with family and friends.
- Corinthian Columns on pedestals flank the corridor leading to the two story Grand room with a large curved windows opening to a wrap around wooden deck.
- State of the art Remodeled gourmet kitchen with stained wood cabinets, granite counter-tops, high end stainless steel appliances, large island with stove, walk-in pantry and adjacent breakfast area with dome ceiling and beautiful trim work.
- Two story family room with marble fireplace surrounded by two large curved windows to let plenty of light into the living area with adjacent avant-grade powder room.
- Spacious Master Bedroom on main level with sitting area, triple tray ceiling with meticulous trim work and side access to the deck. Remodeled Master suite with stained wood cabinets, double vanities, whirlpool tub, separate shower and his and her walk-in closets.
- Additional three oversized large bedrooms with private baths, spacious walk-in closets at the upper level.
- Finished day light terrace level with Media Room, Bar, Billiards Room and half bathroom. Additional large Bedroom and full bathroom at the terrace level to serve as in-law suite. Large level backyard with privacy fence with plenty of space for swimming pool.
- Circular Driveway, three Car Garage , friends entry door, designer landscaping, nightscape lighting, two fire places and sprinkler system. Laundry on the main level.
- Excellent community with great amenities – Gated Security, TPC Club house, 14 lighted tennis courts, junior Olympic pool, Kids pool, Golf Shop, Tennis Shop, Exercise Room, well appointed kids play area, Neighborhood lake, fishing dock.
- Great Schools, M. H. Mason – Elementary, Hull – Middle, Peachtree Ridge - High



**Seema Jain & Associates**

**Cell 404-931-5555**

**FAX 678-623-8355**

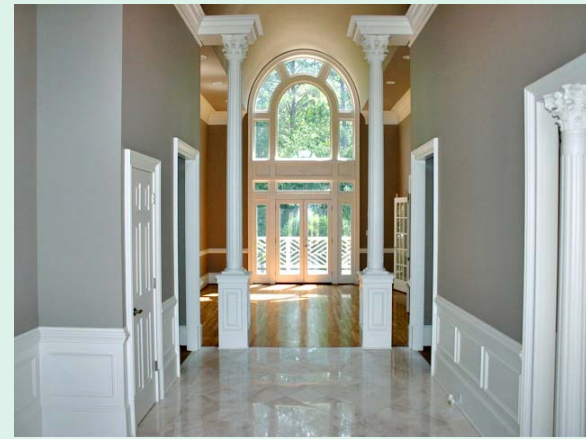
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