



Magnificent! Luxurious! Elegant!

3540 MOYE TRAIL, DULUTH, GA 30097 (SUGARLOAF COUNTRY CLUB)

5 Bedrooms, 5 full baths and 2 Half Baths

\$1,595,000

As New, Elegant four sided brick home with great street appeal, cobblestone driveway, magnificent landscaping and four car garage. This house has a two story foyer, circular staircase to all three levels, five fireplaces, two story Grand room, private Library, dining room, vaulted ceiling keeping room, Master on Main, 5 bedrooms, 5 baths and 2 half baths. Offering breathtaking views of the Stables course of prestigious TPC Golf Course, this house is decorated with upgraded marble and travertine flooring, grand fire places and Corinthian columns. This home reflects the lifestyle of gracious living with gorgeous moldings and detailed wood work.

- The house welcomes you with long, cobblestone driveway, professional landscaping, gorgeous double doors opening to an elegant two story foyer with high end marble and travertine floor, beautiful wrought iron chandelier and curved staircase with wrought iron balustrades.
- Banquet size dining room enhanced with an elegant chandelier to enjoy the special dinner with family and friends. Adjoining the Dining room is a very large Butler's Pantry with Granite counter top.
- Across the foyer, a magnificent very private Library plus office with stained wood panels, Built-in shelves and a fire place to make it a perfect Gentleman's retreat.
- A two story Grand Room with a wall of windows, large triple tray ceiling with exquisite trim work, an elegant chandelier and grand fireplace, provides the perfect space for grand entertaining.
- Well appointed gourmet kitchen with travertine floors, faux finished cabinets, a massive island, granite countertops, high-end appliances including sub-zero refrigerator and two Bosch dishwashers. A large walk-in Pantry, adjoining breakfast area with elegant chandelier. There is a formal guest powder room with custom cabinetry on the main level.
- Spacious keeping room with an impressive stacked stone fireplace, vaulted ceiling with wooden beams, a two story arched stained window and beautifully faux finished built in cabinets.
- Fantastic Master suite on main level with a barrel ceiling, fire place, large sitting area, a private luxurious bath of all natural stone, with built-in drawers, mirrors with woodwork all around and a huge master closet with built-ins.
- Friends entrance opens to a Mud room area with built-in seat and lockers. There is an organization desk at main level lots of file drawer space. Large laundry room at the main level with built in cabinets and water closet.
- At the upper level, four extra large bedroom suites, four bathrooms, all with walk-in closets, private bath rooms, and a large open computer/study/entertainment area.
- Day Light Terrace Level with open floor plan 12 foot ceiling height is ready to be finished. Terrace level opens up to a large level backyard with perfect for swimming pool and large outdoor entertainment area.
- Covered deck at the main level with tumbled marble floor, concrete balustrades, fireplace, overlooking Golf Course.
- Level drive way with four Car Garage, professional landscaping and irrigation system. 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 and large park area with level walking track.
- Great Schools, M. H. Mason – Elementary, Hull – Middle, Peachtree Ridge - High



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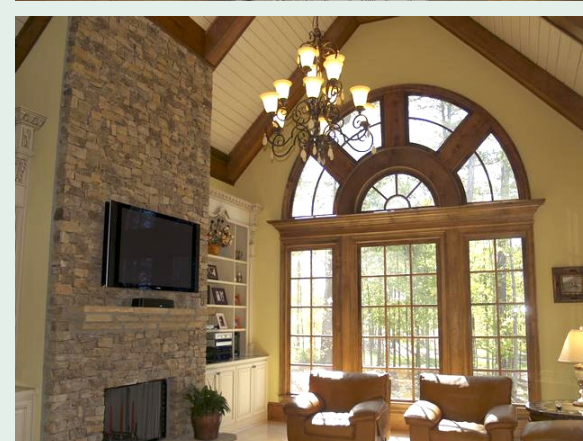
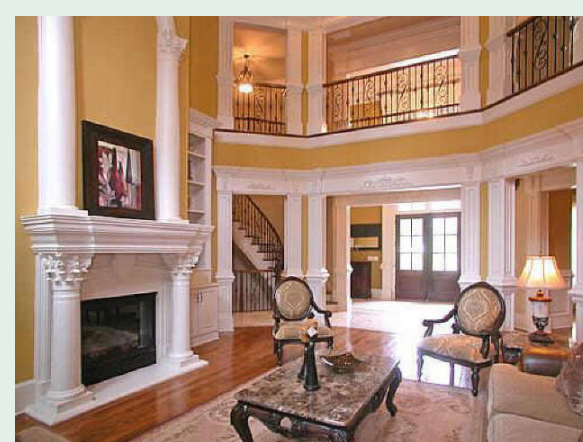
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