**Welcome Home!**

**15655 Freemanville Road**

**Milton, Georgia 30004**

Built in 1999, this Frank Betz designed “Brookshire Manor” home offers many custom features for your enjoyment. The current owners took painstaking steps to ensure this home would provide many years of comfort, functionality and great pleasure for their family and guests! We know you will enjoy this home as much as they have!!

This property provides an idyllic setting. Milton is such an excellent community from its great public and private schools to the community’s sense of shared values around maintaining the area’s charming bucolic setting.

The home can be used for a wide ranging set of social activities including very large parties (pastures make great parking lots), engagement, bridal and wedding showers, small under-the-stars concerts with local bands; even photography shoots. You will find that property’s landscaping lends color year-round and changes through the seasons.

The equestrian facilities, offer great opportunities to enjoy the equestrian life! In addition to equestrian activities, you can enjoyed a range of fun using motorized “toys” on the property.

Although no one will make a case for Atlanta’s traffic issues, commutes to Midtown, Buckhead, and Hartsfield Jackson International Airport are all manageable and routinely mad in less than one hour. The key is knowing how to use the back roads through Milton and Alpharetta to gain quick access to 400 at Mansell Rd.

**Exterior**

**General**

* Private gated entrance with programmable entry and accessibility through mobile devices
* Paved driveway
* Circular drive around center island
* Separate paved road to stable facilities

**Fencing**

* Four board black fencing
* More than a mile of fence

**Landscape/Irrigation**

* Extensive professional landscaping throughout property
* Inner grass area irrigated
* Four Outer pastures each have a trunk line for future irrigation
* Irrigation system throughout property includes drip lines to porch, patio and pool planters

**Home Construction**

* Stone Walkways from drives to home and to back yard
* Brick siding on home
* Real Cedar shutters on most windows
* Windows and Doors by Monarch®
* Architectural shingles (4o year) on primary roof with standing metal seam roof over covered porch and fascia rooflines.

**Front Porch**

* Low maintenance warp-proof railing and columns
* Irrigation for hanging plants
* Hunter Ceiling fans
* Tongue and groove Cedar floor requires limited maintenance)
* Vinyl ceiling for easy cleaning and no painting
* Extra electrical outlets for seasonal lighting around porches

**Security**

* Screen based security system – windows can be opened throughout the house with security system on – security is built into the screens (if removed or cut – alarm will sound if the screen is cut)
* Same wiring can be used if future owner prefers window mounted security
* Additional glass breakage and motion detectors inside
* 7 camera IP based camera system around house allows owner to monitor from home computer or mobile devices (on home internet – no service fees to a 3rd party) can also view from mobile device apps or computer when away from home
* Security light in backyard
* Motion-sensor flood lights on all corners of the house
* Security gate at street; must have passcode or call from gate and have homeowner buzz you in to gain entry to property.

**Interior**

**General**

* High Quality Custom built Plantation Shutters throughout home by “Castleberry Shutters”
* Skim coating plaster finish on all wall finishes during dry wall process to give smoothest finish possible on walls
* Significant extra support beams on main floor (can be viewed from unfinished basement)
* 12” crown molding on Main level and all common areas on second floor – Master and Office
* 10” cove base in all rooms
* 8” crown molding in all other areas (bedrooms and 2nd floor baths)
* All floor boards are attached with screws vs. nails
* Venetian Bronze finish door hardware throughout
* Central Vacuum System – has an extra hose and floor attachment for the basement
* Five (5) interior fireplaces
* Automatic lights in key hall ways/bathrooms
* Modern dimmers on many of the key lighting fixtures
* Most rooms wired for Ethernet and Cable and Phone jacks. All exterior rear doors are single-lit French doors
* Hunter ceiling fans throughout
* All built-in closets by “California Closets”
* All custom cabinets by Krogh-Built Cabinetry
* All interior doors and passages are topped with transom glass
* Most rooms have one wall plug that is operated by a light switch just inside door

**Main Level**

**Entry Foyer**

* Hardwood floor
* Hardwood circular stairs with wrought iron spindles
* Motorized wench for lowering and raising main chandelier with key

**Dining Room**

* Hardwood floor
* Plantation shutters
* Wainscot on walls
* Ceiling medallion above beautiful chandelier with dimmer
* Ceiling can lights with dimmer

**Butler’s Pantry**

* Custom Alder Cabinets and granite counter tops
* Lighting above and below upper cabinets

**Parlor**

* Hardwood floor
* Plantation shutters

**Powder Room – Parlor side**

* Hardwood floor
* Pedestal lavatory and toilet
* Kohler toilet and sink

**Guest Bedroom**

* On Main
* Access to outside deck
* Full bath with stone-like tile
* Kohler sink, toilet and tub
* Hardwood floor
* Plantation shutters
* Large walk in closet
* Monarch single-lit French doors with Transom
* Hunter ceiling fan
* Wired for TV/Phone/Internet

**Great Room**

* Hardwood floor
* Plantation shutters
* Large bay window
* Coffered ceiling
* Large closed in fireplace with gas powered “wood stove”

**Professional Gourmet Kitchen**

* Hardwood floor
* Thermador® 6 burner double oven, griddle stand-alone unit and grill unit
* Extra large Warming drawer in island
* Island has bookshelves for recipes
* Island also has electrical outlets on either end
* Built in Microwave
* Built-in GE Profile side by side Refrigerator
* Built-in Bosch Quiet Dishwasher
* Granite countertops with main double sink and single sink in island (both with garbage disposals)
* Stone backsplash with electrical outlets
* Large walk-in pantry with custom shelving
* Solid wood (Alder) custom cabinetry by Krogh-Built Cabinetry with adjustable shelves , custom pots and pan drawers, spice and baking pan cabinet
* Self - closing cabinets and drawers
* Wired for phone

**Breakfast Room**

* Hardwood Floor
* Plantation shutters
* Beautiful bay window
* Lighting fixture with dimmer

**Hearth Room**

* Hardwood floor
* Wall finished with Tongue and Groove rustic pine
* Coffered ceiling featuring matching rustic pine
* Masonry (wood burning) fireplace with Tennessee Field Stone
* Ceiling speakers
* Hunter ceiling fan
* Wired for TV/Phone/Internet

**Mother’s Office (Command Center)**

* Hardwood floor
* Plantation shutters
* Wrap around custom cabinets with Built in workspace and ample filing drawers
* Wired for TV/Phone/Internet

**Laundry Room**

* Slate Stone floor
* Built in wrap around cabinets and deep sink
* Plantation shutters
* Laundry Chute from upstairs bedroom bath
* Built-in ironing board
* Hanging rod over washer/dryer for hanging wet clothes to dry

**Powder Room – Laundry side**

* Hardwood floor
* Custom Cabinet lavatory with Granite Counter Top
* Plantation shutters

**Upper Level**

* Gallery Hall
* Hardwood
* Recessed art nooks (3) on main wall

**Master Bedroom**

* With large sitting area and fireplace
* Large floor to ceiling windows on two walls with plantation shutters
* Dual tray ceilings
* Wired for TV/Phone/Internet
* Hunter Ceiling fan
* Large separate seating area withFireplace with Limestone finish and thick mantle
* Breakfast bar with custom wood cabinet, refrigerator space, granite countertop and sink

**Master Bath / Closet**

* Limestone (travertine) floors, bath and splash
* Dual head / control shower with built-in bench
* His and Hers lavatories and cabinet including built-in dressing table
* Kohler tub, sinks and toilet
* Large step up whirlpool tub in front of massive and private window
* Plantation Shutters
* Wired for TV/Phone
* Custom closet configuration with open cabinets and drawers
* Extra “outer” closet area accessible by full-size doors on both sides for additional storage
* Plantation shutters

**Office**

* Hardwood floor
* Fireplace with Limestone Finish and large mantel
* Custom “library style” book case on two walls
* Wood blinds stained to match library style book cases
* Door and stair access to walk up full- space attic from this room
* Hunter ceiling fan
* Wired for TV/Phone/Internet

**Bedroom #1 and bath (left front)**

* Berber carpet
* Built-in window seat with hinged lid for storage
* Walk in closet with cabinet quality closet organizer
* Plantation shutters
* Hunter ceiling fan
* Wired for TV/Phone/Internet
* High grade stone look tile floor in bath and shower
* Kohler sinks, tub and toilet

**Bedroom #2 and bath (left rear)**

* Berber carpet
* Cabinet quality closet organizer
* Plantation shutters
* Hunter ceiling fan
* Wired for TV/Phone/Internet
* High grade stone look tile floor in bath and shower
* Kohler sinks, tub and toilet

**Bedroom #3 and bath (right front)**

* Berber carpet
* Plantation shutters
* Hunter ceiling fan
* Double-tier tray ceiling
* Wired for TV/Phone/Internet
* Large bathroom with linen closet and built-in window seat with hinged lid for storage
* High grade stone look tile floor in bath and shower
* Kohler sinks, tub and toilet
* Large walk-in closet with cabinet quality closet organizer
* Laundry chute to laundry room from bathroom

**Terrace Level**

**General**

* Quality stone (slate) in basement pool wet room, bar and billiard room
* Other areas in quality Berber carpet
* Full gym in basement with adjacent pre-framed area for steam/sauna room
* An extra room (sixth bedroom) next to the basement bath and hall closet with entry doors enabling it to be closed off as a private suite
* Full bar with extensive custom cabinetry and closet-sized wine cellar – built in wine cooler, refrigerator and ice maker
* Game room with Tennessee Field Stone fireplace, heavy mantle and great view out to pool
* A large extra room (7th bedroom) which can also be used as a music, craft or other finished room
* Unfinished storage area

**Billiard Room / Irish Pub**

* 10” (3 piece) Crown molding / 10” cove base
* Large Slate Stone Flooring
* Pub area open to billiard room, has custom wood bar with raised granite and bull-nose edge, columns from bar to ceiling level and cabinets/shelving behind bar with wall mirror.
* Wine closet
* Wired for TV/Phone/Internet

**Mud / Wet Room**

* 6” (2 piece) crown and 6” cove base
* Non-slip slate stone flooring
* Opens to combined bath / powder room
* Child safety alarms on exterior doors (all with access) to pool/pavilion area

**Basement Bath**

* Combination powder room / bath
* Accessible from 6th bedroom and hall from billiard room / mud room
* Tile floor 4” molding top/bottom
* Cabinet lavatory with Kohler sink, tub and toilet
* Full closet in this bath and a large linen closet in hall entering this area (pool towels)

**6th bedroom**

* Closet in hallway for Bedroom usage
* Berber carpet
* 6” (2 piece)crown and 6” cove base
* Wired for TV/Phone/Internet

**Craft Room/Sewing Room/Band Room/Possible 7th Bedroom**

* Berber carpet
* 6” (2 piece)crown and 6” cove base
* Hunter ceiling fan
* Wired for TV/Phone/Internet

**Exercise Room**

* 6” (2 piece) crown and 6” cove base
* Berber carpet
* Storage room access (framed for future sauna room)
* Wired for TV/Phone/Internet

**Media Room**

* Berber carpet
* 10” (3 piece) Crown molding / 10” cove base
* Built in Custom cabinetry for entertainment center
* Audio equipment in custom cabinetry and glass front with wiring to entertainment center and can be accessed through door in Game Room
* Game closet
* Surround sound speakers
* Dimmer switch on lighting
* Wired for TV/Phone/Internet
* Wired for ceiling fan

**Game Room**

* Fireplace
* View to pool area

**Unfinished Storage Area**

* Beam central vacuum system
* Two propane gas hot water heaters
* Two propane gas/electric heat pumps
* One large system board for security system
* Security cameras
* Internet, phone and cable (currently with AT&T Uverse)
* Satellite (currently with DirecTV)
* Doorbell system that allows homeowner to answer through any phone in the home via intercom at front or side door

**Basement Patio (under porch/deck)**

* Stone paver patio
* “Dry below” ceiling system.
* Hunter ceiling fans
* LED lighting
* Backyard around pool features two dramatic stone and brick walls that encase the backyard into a private garden setting

**Pool**

* 20’ x 40’ Saline Pool and Spa by Tully Pools
* Pool features dramatic waterfall from Spa, 3 built-in seating benches and a stone table for in-pool comfort
* Genuine Tennessee Fieldstone exterior
* Pebble Tec Black Marble finish
* Propane Heater for Spa and Pool
* Autofill/Auto Drain feature allows for consistent water level with no manual intervention
* Sonaray 8 speaker audio system
* Built-in gas fire pit
* Controllable through mobile device application to lights, ceiling fan, video/audio system and pool controls

**Pool Pavilion**

* Constructed of Western Red Cedar with cedar shake roof and copper gutters
* Kitchen with sink with water filtered through house system
* Bar
* Oversized Tennessee Field Stone Fireplace
* Large screen TV and surround sound speakers
* Pavilion features Bull Refrigerator, warming drawer and gas grill, built in Big Green Egg Smoker, ice maker, A/V equipment cabinet and storage cabinet
* Outdoor Rain showerhead just behind the pavilion with drain
* Lights, audio visual systems and pool controls all accessible though mobile devices
* Extensive backyard landscape lighting – all LED as are all lights in the pavilion

**Stables and Riding Arena**

* High-finish with large outside double doors at either end
* T1-11 siding
* Five (5) 12’ x12’ stalls
* Sixth stall can be used as an equipment room or Hay and feed store – it has large outside double doors
* Each stall floor has a French drain system and is rubber matted
* Each stall has Ceiling fan
* Power automated natural citrus Fly Spray system throughout barn
* Tack Room with Half Bath and Washer/Dryer hook-up
* Wash rack
* Covered porch and covered rear stall entry
* Upstairs stubbed out for apartment
* Electrical power is run off main switch
* Full 100’ X 200’ riding arena with irrigation and security lighting
* Separate storage barn for feed and other supplies

**Electrical/Lighting/Sound**

* House is “smart wired” to allow multi-function switches and remote controls
* All-house wiring, i.e., speakers, DSL, satellite, CAT5 Internet
* Surge Protection at all 5 breaker boxes
* House is wired for Internet in kitchen, hearth room, all Bedrooms, up and downstairs offices and five rooms in basement.
* House is wired for stereo throughout
* Speakers: Porch (8); great, dining, hearth, breakfast, parlor, master sitting, both offices to have (2) each [total =16]; basement to have a total of (8) speakers; (grand total = 32).
* House includes central vacuum system.
* House is fully wired for emergency generator with separate breaker box and lead wire run to side of house for placement of system
* Lights at road entry, entry drive and barn are controlled by timer and from main house on individual and unified switch.

**Plumbing / HVAC**

* Zoned AC/Heat Pump system
* Duel Fuel heating system – Heat Pump automatically switches to Propane gas at low temperatures for efficient heating, zoned heating system
* Three (3) 12- Seer dual fuel HVAC systems - (One (1) per floor)
* Three (3) water heaters (one (1) per floor)
* Buried 1000 gallon LP gas tank feeds home gas appliances, outdoor kitchen and fire pit
* Two (2) septic tanks – one at house and one at barn
* Unregulated (street pressure) water connection to property: barn and pasture hose hookups
* Water to pool pavilion kitchen is filtered through the house filtering system.