

# 1323 SUMMER HIDEAWAY

## *Johns Creek*

### FEATURES AND IMPROVEMENTS

- **4,282 sq ft** on a **.34-acre lot**
- **4 bedrooms, 4.5 bathrooms**, plus versatile flex spaces
- **Inviting rocking chair front porch**
- **Formal dining room & study** with chair rail wainscoting and tray ceilings
- **Elegant hardwood floors** throughout main living areas
- **Two-story living room** and **spacious family room** with a **dual-sided gas fireplace**
- **Chef's kitchen:**
  - Soft-close, craftsman-style cabinetry
  - Granite countertops
  - GE Profile stainless steel appliances (including double ovens)
  - Samsung French door refrigerator
  - Second prep sink
  - Cozy breakfast nook
  - Spice racks that pull out on either side of range
  - Large island with **Wolf 6-burner downdraft range**
  - Pop-up Downdraft Vent
- **Den off kitchen** with en suite bath — ideal for a second suite or playroom
- **First-floor primary suite features:**
  - Dual-sided fireplace
  - Soaking tub
  - Dual vanities
  - Walk-in tiled shower
  - Large walk-in closet with built-ins and extra storage
- **Expansive Trex deck and fenced backyard** – perfect for entertaining
- **Upstairs includes:**
  - 3 bedrooms (2 share Jack & Jill bath; 1 with en suite)
  - Large bonus room/flex space
- **Additional features:**
  - 2-car garage
  - Rinnai gas hot water heater
  - Mature landscaping
  - Central vacuum
  - Laundry chute (so brilliant)
  - Spacious laundry room with built-in shelving
  - July 2024 HVAC
  - New carpet
  - Multiuse room with handicap bath
  - Gas tank, located above ground, leased
  - Large attic spaces for storage
  - Epoxy garage floor



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