

6009 Lanier Heights Circle, Buford GA 30518

Main Floor Heated w/o Pool Area 5380 sf

Main Floor Pool Area 1657 sf

Lower Level Heated 4658 sf

Total 11695 sf

Renovated and expanded from 5500 sf to 11,695sf completed in 2008; Total cost basis \$3.5 million+

Unique custom design home for entertainment, guests and lake living

Very private setting with beautiful four seasons view out entire back of house

Two story Indoor Heated/Cooled Pool Atrium with Retractable Roof Panels

Beautiful Stone Grotto Like Pool Area with Waterfalls, Spa, 10 foot depth and swim jets

Outdoor and Pool Area Landscaping featured on HGTV Groundbreakers

Retractable 20' Glass "Nana" Wall opens Great Room to Pool Atrium

Double Slip Dock with 32 x 32 upper party deck

Deep Water Cove, with dock access throughout drought

Private Master Suite with private screen porch and sitting room

Gym/Studio/Crafts Room off master suite

Huge master bedroom closets

4" Concrete encased storm/safe room designed for games, golf simulator, dancing

Two Attached Garages – for four cars

Eco conscious, Class 1 fire rated, Icynene spray foam insulation

Fire and Mildew retardant drywall

Hurricane Nails Used During Construction

Hurricane Straps on Roof Joists

Pella Casement Windows

Radiant Heat Floors - Pool Great Room– Aube Technologies

Imported Italian Travertine Tile

Gas Pool Heater

5 Rinnai Tankless Water Heaters

Dual Flush Toilets

Energy Star Appliances – Including two built in refrigerators in kitchen, Trivection Oven, Advantium

Microwave/Oven, and Warming Drawer

Large Double Steam Shower in Master Suite

Effervescent Bubbler Tubs in Master and Lower Guest Suite

Hybrid Peat Moss Secondary Septic System Treatment

Whole House Water Filtration

Radon/Fumes Ventilation System

Central Vacuum

Beautiful Low Maintenance Landscaping with Rain Water Collection Cistern and Irrigation System for Yard and Pool Atrium

Lower Screened in Terrace Across Entire Back of House

Cork Flooring in Gym, Billiards Room, Safe Room

Trex Decking and Railing from recycled wood and plastic

Low VOC Paint and Glue