

WHAT MAKES THIS SPECTACULAR PROPERTY DIFFERENT FROM OTHER LUXURY ESTATES?

SOME IMPORTANT DISTINGUISHING FACTS TO CONSIDER:

**HALF THE TAXES OF BUCKHEAD, SANDY SPRINGS OR ANYWHERE ELSE IN NORTH FULTON (DUE TO LOW COBB COUNTY TAXES)**

- TOP RANKED AND NATIONALLY ACCLAIMED SCHOOL DISTRICT –  
**WALTON HIGH \* DICKERSON MIDDLE \* SOPE CREEK ELEMENTARY**
- CONVENIENT TO MANY PRIVATE SCHOOLS
- EASY, QUICK ACCESS TO MAJOR HIGHWAYS – 75, 285, 400
- CONVENIENT TO SANDY SPRINGS (JUST ACROSS THE BRIDGE), ROSWELL, ALPHARETTA, BUCKHEAD, VININGS, SMYRNA, DOWNTOWN ATLANTA
- MINUTES AWAY FROM SUNTRUST PARK (HOME OF THE BRAVES), COBB ENERGY PERFORMING ARTS CENTRE, MALLS, BOUTIQUES, EATERIES, CINEMAS
- ADJACENT TO ATLANTA COUNTRY CLUB, FEATURING A WORLD CLASS GOLF COURSE
- ADJACENT TO THE CHATTAHOOCHEE NATIONAL FOREST WITH SCENIC WALKING TRAILS AND NATURE CENTERS WITH ACCESS TO THE SOPE CREEK AND CHATTAHOOCHEE RIVER