***PRESENTING…*.**

**540 STONEMOOR CIRCLE \* ROSWELL, GA 30075**

**8 BEDROOMS, 10 FULL BATHS, 2 HALF BATHS, 5 FIREPLACES, 3 LAUNDRY ROOMS, 3 CAR GARAGE, 13,500 SF LIVING SPACE, 2.01 ACRES IN QUIET CUL-DE-SAC OFF PRESTIGIOUS STROUP ROAD**

**WWW.540STONEMOORCIR.COM**

**MAIN LEVEL:**

 TWO STORY MARBLE FLOOR FOYER

 HANDSOME LIBRARY WITH COFFERED CEILING, FIREPLACE FLANKED BY BOOKCASES, ADJOINS

LUXURIOUS MASTER SUITE WITH FIREPLACE SITTING AREA WITH ACCESS TO BALCONY THAT OVERLOOKS MAGNIFICENT RESORT-LIKE POOL AND BACKYARD. SEPARATE HIS AND HER BATHROOMS AND CLOSETS: HERS IS VERY SPACIOUS WITH SLIPPER SOAKING TUB AND SEPARATE SHOWER, PRIVATE COMMODE, VANITY, ABUNDANT CABINETRY WITH BUILT IN DESK AREA, FABULOUS WALK-IN CUSTOM CLOSET AND LAUNDRY ROOM. HIS OFFERS WALK-IN SHOWER, VANITY, CUSTOM CLOSET.& COMMODE

2 STORY GREAT ROOM FEATURES FIREPLACE FLANKED BY BOOKCASES, PLANTATION SHUTTERS AND HAS ACCESS TO BALCONY

DINING ROOM SEATS 12+ ELEGANTLY

KITCHEN HAS STATE OF THE ART APPLIANCES, VIKING RANGE WITH POT FILLER, ELECTROLUX DOUBLE OVENS, GORGEOUS CABINETRY AND GREAT LEATHERED GRANITE SURFACE COUNTER SPACE, 2 REFRIGERATORS AND DISHWASHERS, WARMING DRAWER, CENTER ISLAND, BREAKFAST BAR, HUGE WALK-IN PANTRY, FULL BUTLERS PANTRY ROOM WITH MIELE COFFEE MAKER, MINI FRIDGE, BEVERAGE CENTER AND MULTIPLE STORAGE OPTIONS. COMPLETELY OPEN TO THE

FAMILY ROOM WITH FIREPLACE FLANKED BY BOOKCASES, ACCESS TO BALCONY

BREAKFAST/INFORMAL DINING ROOM IS FILLED WITH NATURAL LIGHT FROM 3 SIDES OF WINDOWS AND A SOARING CEILING WITH

MUD ROOM, BACK DOOR ACCESS FROM 3 CAR GARAGE

FORMAL AND INFORMAL POWDER ROOMS

BALCONY WITH LIMESTONE FLOOR, 2 STORY CEILING, FIREPLACE, OVERLOOKS MAGNIFICENT RESORT-LIKE POOL AND BACKYARD

HARDWOOD FLOORS, MINIMUM 12’ CEILINGS

PLANTATION SHUTTERS IN ALL ROOMS

BEAUTIFU SWEEPING FRONT STAIRCASE

CONVENIENT REAR STAIRS NEAR KITCHEN TO BOTH UPPER AND LOWER LEVELS

**UPPER LEVEL:**

4 GENEROUS SIZE BEDROOMS:

#1 HAS HARDWOOD FLOORS, BATH WITH DOUBLE SINK VANITY, SEPARATE TUB AND WALK-IN SHOWER, ADDITIONAL CUSTOM CLOSET/STORAGE SPACE

#2 AND #3 HAS CARPET, BIG WALK-IN CLOSETS, BATHROOMS WITH WALK-IN SHOWERS

#4 HAS LARGE SEATING AREA, BATHROOM WITH WALK-IN SHOWER

GATHERING ROOM WITH HARDWOOD FLOORS – GREAT FOR STUDY/PLAY OR TV AREA

LARGE LAUNDRY ROOM WITH UTILITY SINK

9’CEILINGS MINIMUM, HARDWOOD FLOOR HALLWAY

PLANTATION SHUTTERS IN ALL ROOMS

**LOWER LEVEL:**

LIMESTONE FLOORS AND PLANTATION SHUTTERS THROUGHOUT

CARD/GAME ROOM AREA

FAMILY/REC AREA WITH FIREPLACE, DIRECT ACCESS TO VERANDA AND POOL

BILLIARD ROOM

FULL KITCHEN WITH BREAKFAST BAR, OVEN/COOKTOP, SINK, REFRIGERATOR

2 BEDROOMS WITH ENSUITE BATHROOMS, ONE WITH DIRECT ACCESS TO VERANDA

OFFICE WITH FULL BATH (COULD ALSO BE USED AS BEDROOM), ACCESS TO VERANDA

THEATER/MEDIA ROOM WITH SEATING AND PROJECTOR

FULL BATH

SAUNA

LAUNDRY ROOM WITH UTILITY SINK

HUGE STORAGE AND MECHANICAL ROOMS

12’ MINIMUM CEILINGS

4 INSTANT HOT WATER HEATERS5 HVAC SYSTEMS \* CARRIER INFINITY AIR CLEANER \* PLASMA AIR CLEANER \* WHOLE HOUSE IONIZER \* APRILAIR FILTER IN BONUS ROOM \* CENTRAL VAC

**OUTDOOR LIVING:**

FABULOUS HEATED POOL WITH WATERFALL AND SPA, BEAUTIFULLY DETAILED STONEWORK, FIREPIT AREA, GRILL AREA, LUSH LANDSCAPING, BRICK MOTOR COURT OFFERS PLENTY OF PARKING