



Features & Improvements

13090 FREEMANVILLE ROAD

- Fully gated/fenced award winning estate sits at the back of a 9+/-acre lot with park-like grounds that could easily be adapted for equestrian pursuits and a front yard suitable for helicopter landings
- 24K square foot custom built home - all on one level
- Completely commercial quality build:
 - Commercial boiler with cooling tower, 22 separate temperature-controlled HVAC systems with their own thermostats
 - Artificial rubber-slate roof that covers 3/4 acre
 - 3 Phase electricity/1500 amp electrical service - supplies robust electrical service and generator capacity enough to support industrial applications and high-power-consuming activities
 - 125KVA emergency generator ensures uninterrupted power supply during outages or emergencies
 - Steel and concrete structure consisting of 135 tons of steel and 1000cy of concrete
 - No wood in the structure except the 3/4" plywood roof decking
 - Denscoat 5/8"
 - Lutron Homeworks lighting system – 600 light fixtures
 - Steel and concrete structure consisting of 135 tons of steel and 1000cy of concrete
- 25' ceilings throughout
- 14+ Car Garage (more with lifts):
 - Temperature controlled
 - Wired 220 volt
 - Full workshop with built-in cabinetry & workshop
 - High voltage hookups
 - 5 Garage bay openings:
 - One bay is 12.5 wide by 14' tall – will accommodate motor home, boat, etc.
 - Four are 10 wide by about 12' tall

BONNIE SMITH
GROUP

- Additional rooms include home theater/media room custom-designed for sound, library, lounge/bar, executive office, exercise room with sauna and steam room, and two additional owner's suite sized bedrooms
- Elegant mahogany cabinetry accents the kitchen, the library, the office, the primary bedroom, and the bathroom spaces
- Three domed ceilings including a 27' tall one in the living room
- Floor-to-ceiling windows throughout, highlighting exquisite custom mill-work gracing the window and door trim, marbled floors featuring seven unique designs and 153' of groined vault hallway space
- Full, unfinished basement with large garage door access – will fit approx. 25 cars
- 4,400+/- sq ft Western Town wing meticulously modeled after Tombstone, Arizona, circa 1800s, curated by Rick Clark of Entertainment Design Group could be adapted for a variety of lifestyle needs such as additional bedrooms and living areas, full size basketball court or indoor pool (conceptual drawings available upon request)
 - Garage door access
 - 2.5 baths
 - Museum display cases
 - Stage lighting
 - Stage
 - 23' antique bar
- Square footage detail:
 - Above grade gross living area 20,274 (not including garage)
 - Basement unfinished area 14,094 with garage door access – can park 20+cars
 - Garage – 4,614 square feet – heated and cooled
- Five fireplaces
- Hardcoat stucco
- 2 ponds/ 2 waterfalls – Large pond feeds irrigation system from well
- Irrigation system – uses well water
- City and well water access
- Helicopter landing capable
- 2400 sq feet of covered patio space and additional
- Pool and poolhouse ready backyard - design available upon request

Atlanta Fine Homes | Sotheby's
 INTERNATIONAL REALTY

1125 Sanctuary Parkway, Suite 400, Alpharetta, Georgia 30009
atlantafinehomes.com | sir.com