

# **FOR SALE by owner**

**620 VALLEY HALL DR  
SANDY SPRINGS GA 30350**

**5252 SQ', RANCH WITH A FINISHED  
LOWER LEVEL  
1 PLUS ACRE PROPERTY**

**4 BEDROOMS  
5 FULL AND 2 HALF BATHS  
2 FULL KITCHENS**

# **READY TO MOVE IN**

- **This home is move in condition and ready to occupy. Located in Sandy Springs in the Rivergate Subdivision, Mt Vernon, Jett Ferry Spalding area. House sits one house away from the river**
  - **VALUE ESTIMATED AT \$900,000**
  - **OFFERED AT**
  - **\$799,999**

# **THIS HOUSE WILL SELL QUICKLY DO NOT MISS THIS OPPORTUNITY**

- **Unbelievable house with a gourmet chef kitchen, high ceilings, tray ceilings, designer touches and fully updated**
- **This is the perfect house for a family or empty nesters**
- **Two kitchens**
- **Rentable self contained basement with its own private entrance**

# FEATURES

- **ONE FLOOR LIVING ON LEVEL LOT**
- **FULLY UPGRADED**
- **FREE STANDING DOUBLE CAR GARAGE**
- **ATTIC IS READY FOR AN EXPANSION**
- **HARDWOOD FLOORS**
- **CARPET IN BEDROOMS**
- **MARBLE IN THE LOWER LEVEL**
- **MEDIA ROOM**
- **SEPARATE OFFICE WITH OAK CABINETS**
- **STORAGE ROOM**
- **MASTER BEDROOM HAS TWO SEPARATE BATHROOMS**
- **HOME WARRANTY COMES WITH THE HOUSE**
- **ALL BEDROOMS HAVE THEIR OWN ENSUITE BATHROOM**
- **TWO POWDER ROOMS**
- **CHEF KITCHEN**
- **SEPARATE BREAKFAST ROOM PLUS BREAKFAST AREA IN KITCHEN**

# SUPER LARGE DECK WITH GAZEBO



# REAR VIEW WITH DECK AND PATIO







# GREAT ENTERTAINMENT AREA





# PRIVATE ENTRANCE TO LOWER LEVEL



# DECKED OUT



# PARTY CENTRAL





# READY FOR ENTERTAINMENT



# EXTRA STORAGE AREA





# GAZEBO LIVING



# FRONT VIEW WITH LOTS OF PARKING



# GREAT ENTRANCE AND PRIVATE LOCATED IN A CUL DE SAC





# HUGE LEVEL YARD



# ATTIC READY FOR NEW BUILDOUT





# LEFT SIDE ENTRANCE TO THE REAR



# NICELY APPOINTED



# LARGE ENTRY





# FOYER LOOKING TO THE FRONT DOOR



# LIVING ROOM TO THE LEFT





# LIVING ROOM WITH TRAY CEILING



Dining Room can house an 8 x 8' table  
and chairs to seat 16



# LOOKING INTO THE DINING ROOM





**BEDROOM HALLWAY**





**LARGE FRONT  
BEDROOM  
LOOKING INTO  
ENSUITE  
BATHROOM**

# FRONT BEDROOM TILED SHOWER BATH FIXTURE



# BATHROOM



# MASTER BEDROOM





# TRAY IN THE MASTER



# MASTER BATH (HIS)



# MASTER BEDROOM ENTRANCE TO HER BATHROOM



# MASTER TRAY CEILING CUSTOM DESIGNED





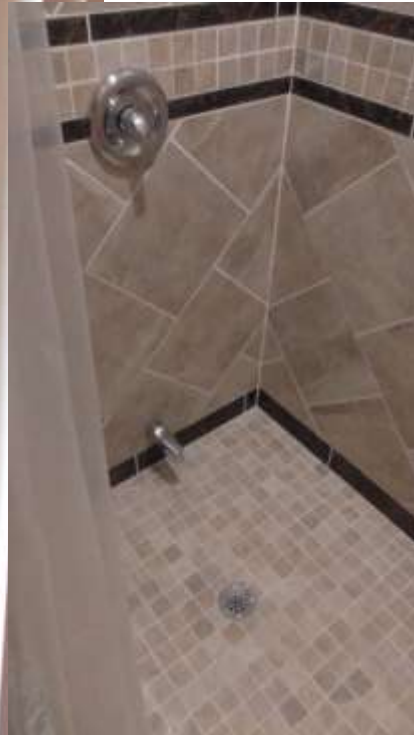
# MASTER BATH (HERS)



# MASTER BATH (HERS) SEPARATE SHOWER AND COMMODE ROOM



# HERS SHOWER



# HERS WHIRLPOOL TUB





# MASTER BEDROOM LOOKING TO REAR DECK AND GAZEBO



# FAMILY ROOM LOOKING INTO DINING ROOM. HIGH CEILING



# DINING ROOM. CLEAR VIEW FROM FRONT TO BACK



# FAMILY ROOM VIEW TO REAR DECK AND TO BREAKFAST ROOM ON THE RIGHT



# FAMILY ROOM WITH FIREPLACE





# STONE AND CUSTOM MANTEL. GAS LOG



# LOOKING DOWN THE BEDROOM HALLWAY



# FAMILY ROOM TRAY CEILING CUSTOM DESIGNED



# LOOKING FROM FAMILY ROOM TO DINING ROOM AND THE FRONT ENTRANCE



# CHEF'S KITCHEN LARGE ISLAND





# KITCHEN, FAMILY ROOM AND BREAKFAST ROOM VIEW. OPEN FLOOR PLAN



# HIGH END GRANITE



# 3 OVENS IN THE KITCHEN PLUS A MICROWAVE











# BACKSPLASH DETAIL



# VIEW TO THE FRONT OF HOUSE





# INTIMATE BREAKFAST AREA





# OPEN FLOOR LOOKING INTO DINING ROOM AND FAMILY ROOM





# ISLAND VIEW



# ENTRANCE TO LAUNDRY ROOM OFF KITCHEN PREP AREA



# LAUNDRY ROOM APPLIANCE BUILT IN PAN



# LAUNDRY ROOM WITH STORAGE AND SMALL OFFICE



# OFFICE IN LAUNDRY ROOM WITH SHELVES AND BUILT IN DESK





# LOOKING FROM LAUNDRY ROOM TO BREAKFAST ROOM



# PREP SINK



LOOKING INTO  
BREAKFAST ROOM  
FROM KITCHEN  
PANTRY IS ON THE  
RIGHT SIDE



# BREAKFAST ROOM LOOKS OUT TO REAR DECK AND PATIO



# TRAY CEILING IN THE BREAKFAST ROOM





# BREAKFAST ROOM



# BREAKFAST ROOM STORAGE



# LOOKING FROM BREAKFAST ROOM INTO THE KITCHEN AND INTO THE FAMILY ROOM



# LOOKING INTO THE DINING ROOM FROM THE FAMILY ROOM



# BACK DECK AND PATIO





# BUILT IN PANTRY



# FULL PANTRY STORAGE BUILT INTO BREAKFAST ROOM ABUTTING THE KITCHEN



# DESIGNER SHELF IN BREAKFAST ROOM



# CUSTOM BUILT SHELF DETAIL



# FAMILY ROOM HIGH TRAY CEILING





# POWDER ROOM CUSTOM DESIGNED



# KITCHEN LOOKING TO FRONT RIGHT OF HOUSE WITH ALL WINDOWS



# INTERCOMME WITH RADIO AND VOICE TO THE FRONT DOOR



# 2<sup>ND</sup> BEDROOM OVERLOOKS REAR YARD

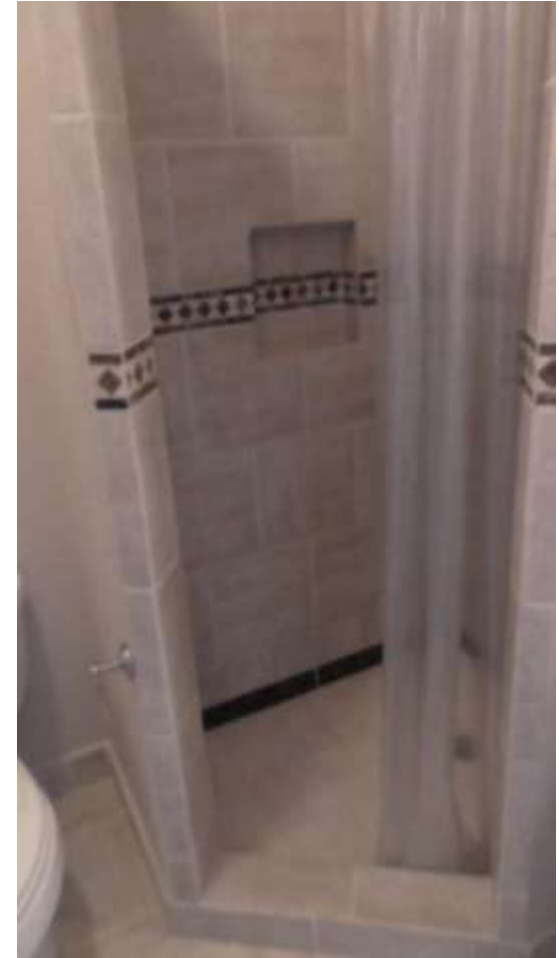
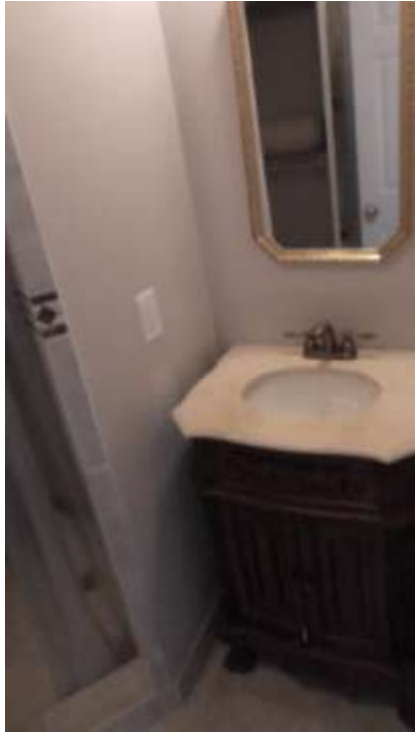


# REAR BEDROOM





# ENSUITE BATH REAR BEDROOM



# LOWER LEVEL MEDIA ROOM

## OPEN FLOOR PLAN MARBLE FLOOR



# LOWER LEVEL FULL KITCHEN



# BUILT IN FOR ENTERTAINMENT CENTRE



# STAIRS LEADING TO FIRST FLOOR





# KITCHEN SINK, OVEN



# LOWER LEVEL KITCHEN



# GRANITE TOPS



# GLASS COOK TOP



# STAIRS LEADING TO THE TOP FLOOR





# LOWER LEVEL HALLWAY



ALL ELECTRIC  
FURNACE  
ONE IN THE LOWER  
LEVEL AND ONE IN  
THE ATTIC



# LIFETIME WATER HEATER ALL PLASTIC 75 GALLON TANK



# EXERCISE ROOM WITH MORE STORAGE





POWDER ROOM  
LOWER LEVEL OFF  
EXERCISE ROOM



# VIEW FROM EXERCISE ROOM TO MEDIA ROOM





WALK OUT FROM  
LOWER LEVEL TO  
REAR YARD  
PRIVATE ENTRANCE  
FOR SELF CONTAINED  
ONE BEDROOM  
APARTMENT

# LOWER LEVEL HALLWAY



# ALARM SYSTEM WIRED IN PLACE



# LOWER LEVEL OFFICE





# LOWER LEVEL OFFICE CAN BE CONVERTED INTO A BEDROOM



# LOWER LEVEL OFFICE



# LOWER LEVEL BEDROOM





**LOWER LEVEL  
BEDROOM LOOKING  
INTO BATHROOM**

# LOWER LEVEL BEDROOM VIEW TO CLOSET, BATHROOM AND HALLWAY





# LOWER LEVEL BEDROOM ENSUITE BATH



# LOWER LEVEL SHOWER STALL



FOR AN APPOINTMENT

**Contact Stan Garnet**

**OWNER/SELLER**

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**NO AGENT SOLICITATIONS**