



◆ JUST LISTED ◆

A Rare *Roswell* Offering

96 WOODSTOCK ROAD
Roswell, Georgia 30075 · Fulton County



Better than new. Barely lived in. Moments from Canton Street.

4 BEDROOMS · 4.5 BATHS · 3,127 SQ FT
.595 ACRE · BUILT 2022 · NO HOA

Offered at \$1,400,000

JENNIFER K. LEWIS

(470) 326-7077 · MoveToGeorgia.org

THE RESIDENCE

Elevated Living, *Inside & Out*



KITCHEN



SAUNA & SUITE



BACKYARD

DESIGNER FEATURES

- ◆ Whole-home generator
- ◆ Private sauna & cold plunge
- ◆ Motorized remote-control blinds
- ◆ Full security camera system
- ◆ Custom built-ins in every closet
- ◆ Chef's kitchen, stained island & gas range
- ◆ Hidden scullery & prep pantry
- ◆ Vaulted ceilings, white oak floors & gas fireplace

THE GROUNDS

- ◆ Private .595-acre lot — no HOA
- ◆ Fully fenced backyard, turf & grass
- ◆ Pet-friendly: no carpet, turf yard & dog run
- ◆ Side-entry garage & room for RV/boat

THE LAYOUT

Lives like a ranch on a basement.

- ◆ Main: primary suite, 2nd bedroom, 2.5 baths, kitchen & family room
- ◆ Terrace: two bedrooms, two baths, media room & bar

THE LOCATION

- ◆ 0.3-mi stroll to Canton Street & Historic Downtown Roswell
- ◆ Old Mill Park & Vickery Creek falls
- ◆ Roswell North Elem., Crabapple Middle & Roswell High



YOUR LOCAL REALTOR

Jennifer K. Lewis

Hill Wood Realty · [MoveToGeorgia.org](https://www.MoveToGeorgia.org)

A dedicated Realtor serving Roswell, Buford, and Greater Atlanta.

(470) 326-7077



Walk to Canton Street. Unwind in your private sauna. Simply move in.

Offered at \$1,400,000 · FMLS #7809092

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