

415 Miller Academy Road

Major Property Features

Key Structural Improvements

- Exterior drainage improvements completed to better divert and manage water flow throughout the property
- Basement bedroom flooring updated and improved
- New gutter systems installed on both the main home and pool house (2024)
- Upper outdoor living space completely reworked with:
 - Existing limestone and sand removed
 - Concrete installed with Kool Deck overlay
 - New drainage systems added to redirect rainwater away from living areas

Major Home Improvements

- New architectural 30-year shingle roofs installed on both the main home and pool house (2024)
- Interior of the home professionally repainted (2024)
- Approximately 75% of HVAC systems replaced within the last six years
- Additional full bedroom added in basement area

Resort-Style Pool & Outdoor Living Upgrades

- Hayward OmniLogic smart pool automation system installed (2022)
 - Full smartphone control capability
- Secondary pool filtration system added for improved circulation and water quality
- Upgraded color-changing underwater pool lighting system installed (2023)
- Upper and lower outdoor entertaining areas enhanced and refinished
- Extensive landscaping improvements completed throughout property using decorative rock and boulder features
- Replaced / completed heavy duty decorative fencing in garage and pool areas

Security & Property Infrastructure

- Upgraded security system installed (2022)
- Full U-shaped concrete driveway added (2022)
- All outside gas lighting in “like new” working condition (2026)

Detached Multi-Use Building (Constructed 2022)

A major addition to the property is the custom-built 40' x 100' detached building designed for flexible use, including:

- Business operations
- RV or boat storage
- Workshop space
- Vehicle collection/storage
- Hobby or recreational use
- Future conversion opportunities

Building Features

- 40' x 100' footprint
- 20' ceilings
- 20' x 25' enclosed conditioned room
- Full bathroom
- 20' x 100' lean-to addition
- 5" concrete slab

Key Home Features

- 8 Bedrooms, 6 full baths, 2 half baths
- 6 Fireplaces
- 4 sided brick construction
- Pool House with Multi-purpose room, kitchenette, laundry, and half bath
- 16.88 acres
- 5 car garage
- Sweeping circle drive
- 5 minute access to West Georgia Regional Airport and I-20
- Primary suite on main level
- Gourmet kitchen with Wolf Range
- Double pantries
- Laundry on main level and additional laundry on 2nd level
- 3rd story office with sweeping pool and grounds views
- Generously sized bedrooms, 5 of which have en suite baths