

2966 Croftwood Trail SW, Marietta, GA 30064

SWIM/TENNIS NEIGHBORHOOD • 4 BEDROOMS • 3 BATHROOMS

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Spacious floor plan with double staircase and great flow
- Sunroom and bay windows in living room + primary bedroom
- Updated kitchen: granite counters, stainless appliances, double oven, hardwood floors
- Primary bath redone in travertine, onyx & granite; upgraded hall bath
- Great room with new custom cabinetry and built-ins
- 4th bedroom over garage with its own heating/cooling vent
- Walk-in closets, fireplace, natural light throughout
- Parklike backyard, large yard with mature landscaping

SYSTEMS & MECHANICALS

- Roof replaced 2007: 30-yr architectural shingles (inspected 3/2/26)
- HVAC last serviced: January 2026
- Water Heater: Rheem 50-gal (2022)
- All windows replaced: Simonton sash + Pella Palladian & trapezoid
- Active termite bond with Arrow Exterminators (re-treatment + repair)
- Heritage Oaks HOA: \$800/year

INCLUDED WITH HOME

FROM THE HOMEOWNER

"Most wonderful neighbors on a quiet street, with community amenities and periodic social events. We love the bay windows in the living room and primary bedroom, the sunroom, the new cabinets in the great room, and the new primary bath upgrade. Close to Marietta Square, The Avenue West Cobb, Lost Mountain Park, and top-rated schools."

— Homeowner

INCLUDED WITH HOME

- Brand new Samsung washer & dryer (2025)
- Garage shelving stays with home
- New Levolor steel mini-blinds on ground floor
- Primary bedroom window valance & curtains
- All appliance manuals included
- Preferred service provider list available

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Capital Improvements & Investment

OVER \$153,000 INVESTED IN CAPITAL IMPROVEMENTS SINCE OWNERSHIP

INVESTMENTS

KITCHEN, BATHS & INTERIOR

- Niagara Gold granite with Mexican tumbled stone backsplashes
- Brazilian granite countertops in primary bath
- Canister lighting in kitchen, great room & hallways
- Bay window Palladian replacement
- Hardwood flooring throughout main living areas
- Carpet replacement throughout
- Interior paint refresh (2022-2025)
- Third HVAC vent added to 4th bedroom
- Garage motor replacement with outdoor keypad (2025)
- Ceiling lighting upgrades in kitchen & great room

ROOF, WINDOWS & EXTERIOR

- ELK Brand architectural shingles (2007)
- Aluminum fascia + Hardi Plank siding repairs
- New front door with doublepaned transom + side lights
- Stone paver walkway with cobble stone border
- New concrete driveway
- Gutter guards + 6-inch gutter replacement
- Gable vents + dryer vent + crawl space insulation
- HVAC top & bottom replaced (2014)
- Landscape refresh: new Cherry tree, tree lighting
- Whole house pressure washing (2026)

INCLUDED WITH HOME

TOTAL INVESTMENT

Since purchase, the seller has invested over \$153,000 in thoughtful capital improvements. Every system, surface, and finish has been maintained or upgraded with care, resulting in a home that is truly move-in ready. A full itemized list of improvements with dates and costs is available upon request.

RECENT WORK (2023-2026)

- 2026: Roof inspection + repairs, pressure washing
- 2025: Garage motor replacement, toilet replacements
- 2025: Sunroom painting + LR/DR/foyer painting
- 2024: Cement paver walkway installation
- 2023: Extra outlets, master bath dimmers
- 2022: Kitchen window replacement

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