



440 Belada Boulevard

*Large wooded lot perfect for a daylight basement
where the home will overlook a creek and natural area*



Lot # 4 Country Hills Estates

J. Patrick O'Donnell, Inc.
Quality Custom Home Builder for 30 years • Rated # 1 in Customer Satisfaction
(770) 449-5798 • www.odonnellhomes.com

Overview

J. Patrick O'Donnell, Inc.

J. Patrick O'Donnell, Inc. has built a solid reputation for over 30 years specializing in custom home construction. The firm's impeccable service record and devotion to their customers have led them to attain the highest rating for customer service and satisfaction in the industry. The company's specialty lies in going the extra mile to provide the best living environment possible. By instilling a sense of pride in every individual who contributes to the home's construction, the quality of the workmanship and attention to detail is superior and leads to a greater value for the home.

J. Patrick O'Donnell, Inc. is dedicated to building top quality homes with great attention to detail, high quality workmanship and exceptional service. J. Patrick O'Donnell, Inc. has built in neighborhoods such as The River Club, Country Club of the South, Sugarloaf Country Club, Sentinel Ferry, St. Ives Country Club and many more premier residential developments in the Atlanta area. Specializing in the high-end new home market, the company has created a unique niche for delivering a superior product.

Pat O'Donnell has been the President and owner of J. Patrick O'Donnell, Inc. since he founded the company in 1976. The Greater Atlanta Home Builders Association awarded J. Patrick O'Donnell, Inc. the Professionalism Award on two occasions. *The Atlanta Journal-Constitution* featured him as the Gwinnett County Builder of the Month for his residential construction. The company also received the highest rating possible in customer satisfaction from the homeowners in Sugarloaf Country Club.

Country Hills Estates

Country Hills Estates is the premier luxury development inside 285. With 32 home sites situated in the city of Sandy Springs off of Glenridge Drive, the homes are located within a half-mile of Northside Hospital, St. Joseph's Hospital and Children's Healthcare of Atlanta.

The unparalleled setting is highlighted by its sophisticated entrance with hand-set cobblestone streets, bronze figurines and a water feature. The forged steel custom-built gates and copper gas lanterns that light the meandering sidewalks add a warmth and elegance to the community unmatched in in-town developments. Walking trails, preservation of trees and the creek running through the property make you feel miles away from any developments. Yet, there is the convenience of being within a mile of major highways, the city's finest hospitals, class A office space and major shopping centers in this upscale area of Atlanta.

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440 Belada Boulevard / Lot # 4 Home Design

Lot # 4 is situated near the entrance of the Country Hills Estates.

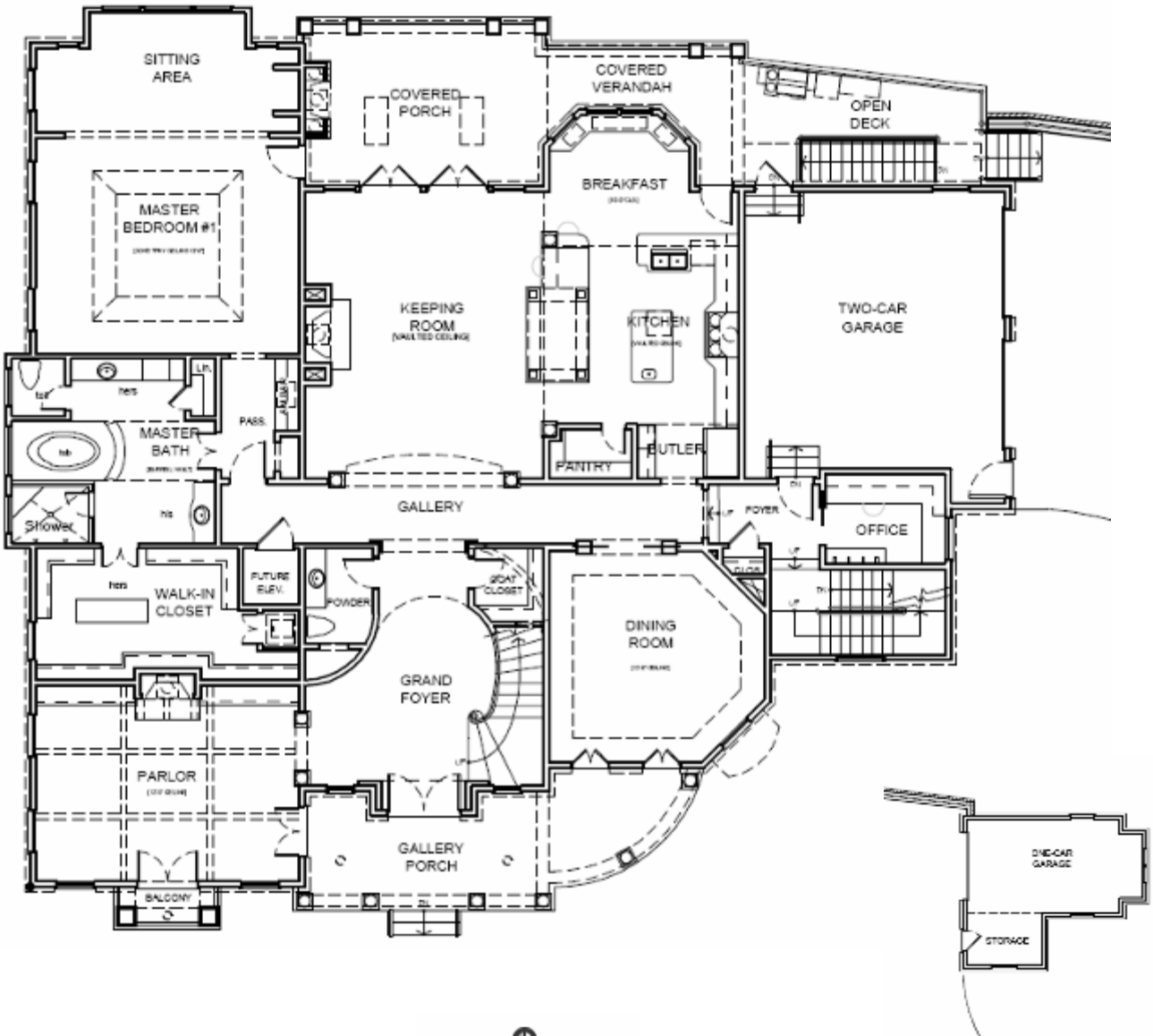
A stunning, custom-designed plan by D.T. Hubbell Design, Inc. offers 5 bedrooms and 5 ½ baths and over 6,400 square feet on the main and upper levels of the home. The optional terrace level finish would add an additional bedroom and bathroom and bring the total square footage to over 8,000.

The design, in keeping with the old New Orleans architecture of Country Hills Estates, offers a front porch that welcomes visitors to the home. Upon entrance, a grand foyer is flanked by the dining room and the parlor. The kitchen opens to the keeping room, which opens to the covered porch, complete with outdoor fireplace to enjoy the private wooded view year round. The master on the main with luxury master bath provides the needed space to relax.

The floorplans of Lot # 4 are on the following pages, along with images from other homes by J. Patrick O'Donnell, Inc., with features similar to those that will be included in Lot # 4.

With all of the upgraded features and outstanding lot, the home with over 6,400 square feet is slated to be priced at \$2,899,000 or with the option to finish the terrace level, the home will have over 8,000 square feet, and will be priced at only \$3,099,000.

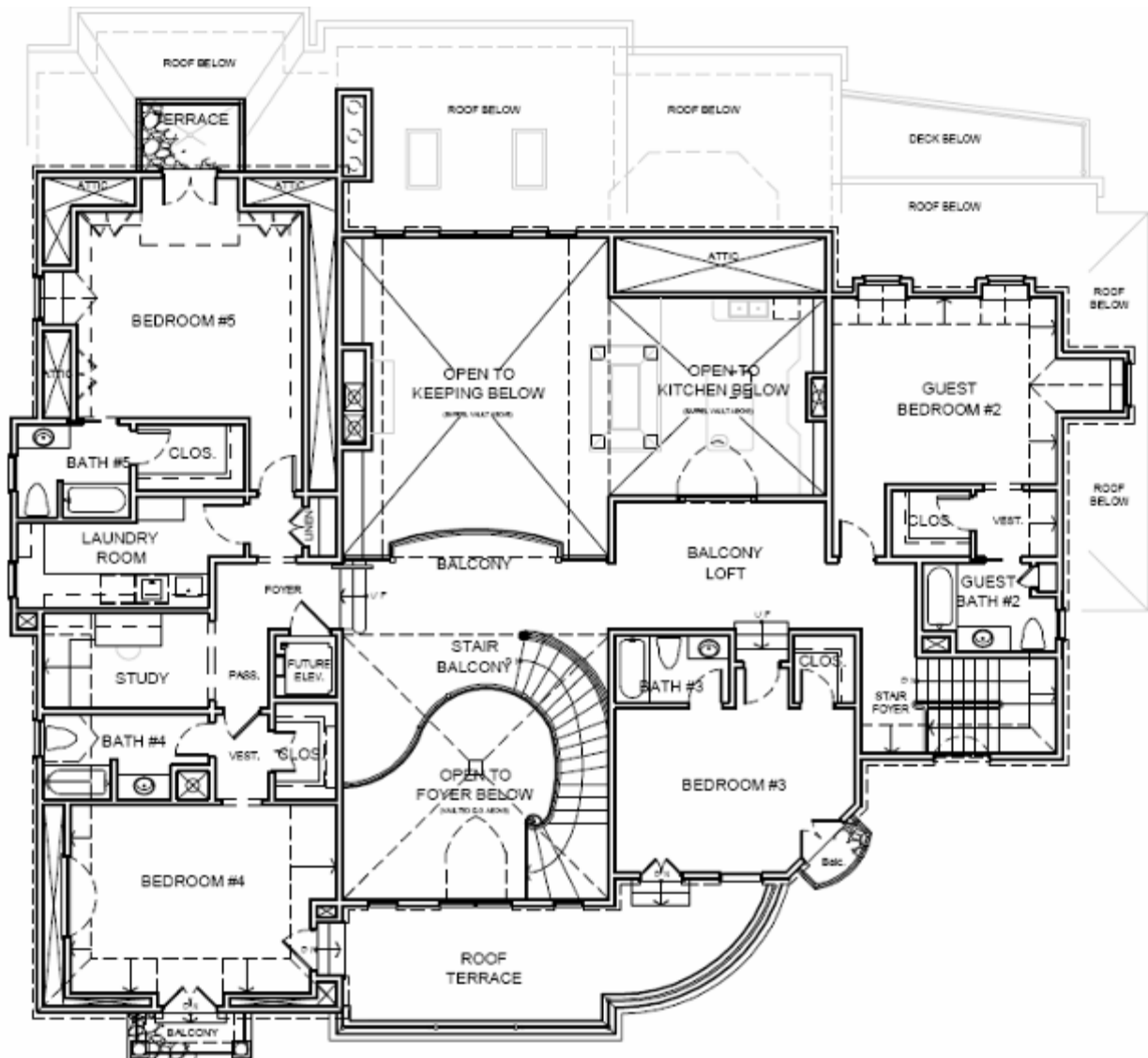
Main Level



D.T. HUBBELL DESIGN
Signature Architect

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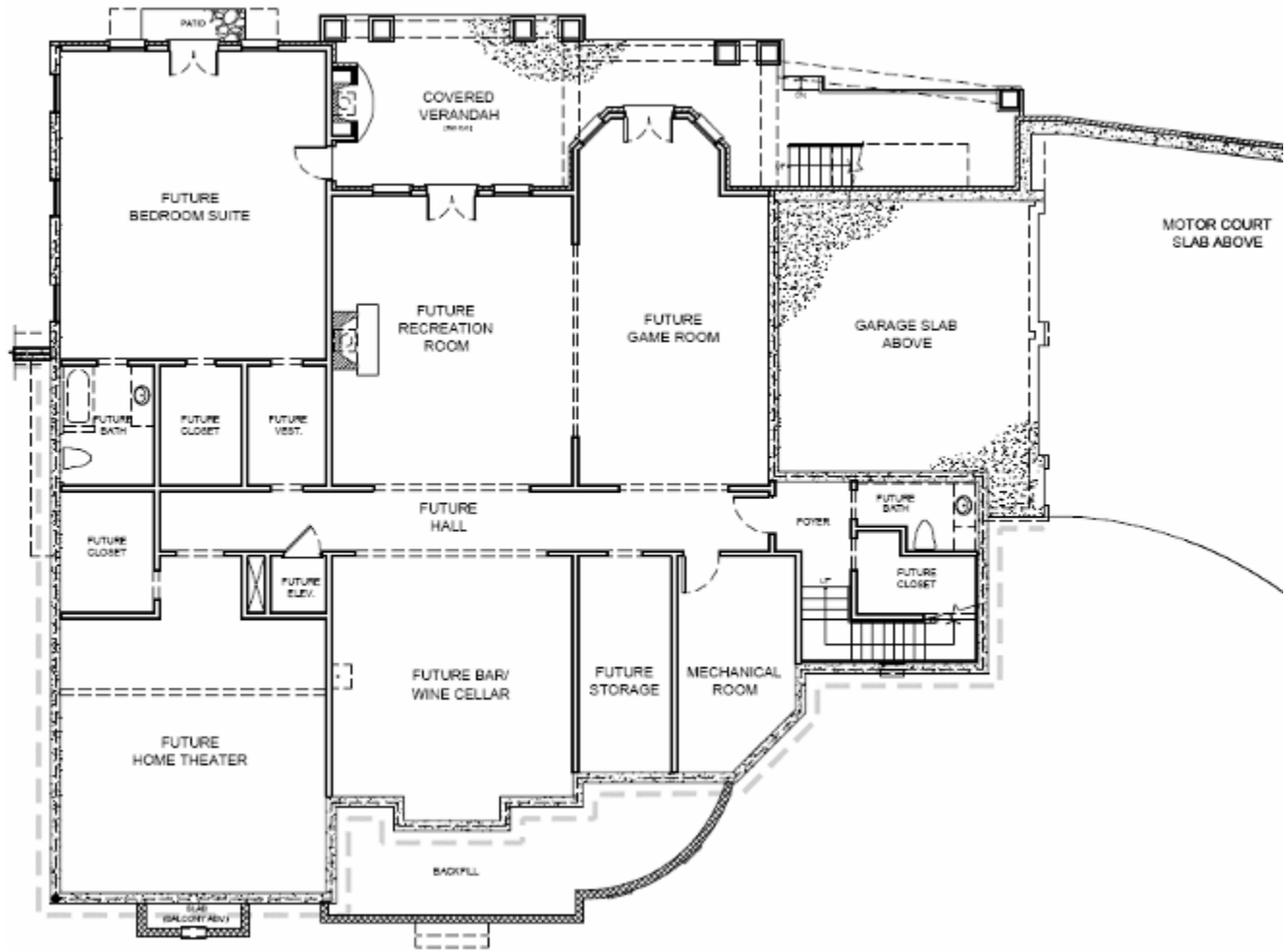
Upper Level



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Terrace Level



D.T. HUBBELL DESIGN
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Similar Home Features

These images are from other exquisite homes by J. Patrick O'Donnell Inc. to show an example of a similar finish. Actual finishes are defined by the design specification form.



Designer kitchen



Circular Foyer Staircase



Covered Porch



Vaulted Keeping Room

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Master Bedroom



Parlor



Elegant Dining Room



Classic Stone Mantle

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