

**ASHFORD PARK
PREMIUM HOMESITE + LUXURY HOME PLANS**



**1607 Wayland Circle
Brookhaven, GA 30319**

**Homesite + Approved Plans
Included
Architectural Vision + Designer
Concept Included**

**Approx.
4,800 SQ FT**

Presented by Rose Quartz Realty

WHY THIS OPPORTUNITY STANDS OUT



Skip months of planning with city-approved plans and a luxury concept already in place.

- Rare Ashford Park lot opportunity
- Significant head start in planning and approvals
- Luxury residence concept already developed
- Personalize finishes to your taste
- Prime Brookhaven location



Life in Ashford Park

One of Brookhaven's most sought-after neighborhoods with parks, dining, shopping, and quick access to Buckhead, Chamblee, and major commuter routes.



Brookhaven Lifestyle • Parks • Dining • Shopping • Connectivity

Imagine Life Here

Architectural and designer-curated concepts reflect the planned style, function, and overall character of the residence. Final selections may be personalized by the buyer.



The Heart of the Home

Warm wood cabinetry, a statement island centerpiece, premium surfaces, designer fixtures, walk-in pantry, and functional luxury built for everyday living.

Private Primary Suite Retreat

A private owner's suite retreat with spa-inspired bath design, spacious bedroom and bath areas, and everyday comfort.



Designer Lighting Selections

Lighting concepts designed to create warmth, ambiance, and elevated modern style throughout the home —including but not limited to Lightology, Visual Comfort, and other brands.

Imagine Life Here

Architectural and designer-curated concepts reflect the planned style, function, and overall character of the residence. Final selections may be personalized by the buyer.



Golf-Cart Connected Lifestyle

Golf-cart friendly neighborhood convenience.



Covered Outdoor Retreat

Covered outdoor living space with fireplace potential for gatherings, quiet evenings, and year-round enjoyment.

Seamless Indoor-Outdoor Living

Open transitions from the main living area to covered exterior spaces create an elevated entertaining experience.



Light-Filled Interior Living

Window & sliding door placement designed to maximize natural light and enhance everyday living.

Ashford Park

Property + Plan Overview

Luxury Home Vision Included
6 beds | 6.5 baths
0.26 Acres
Basement Level
2-Car Garage
Open Concept Main Level
Indoor/Outdoor Flow

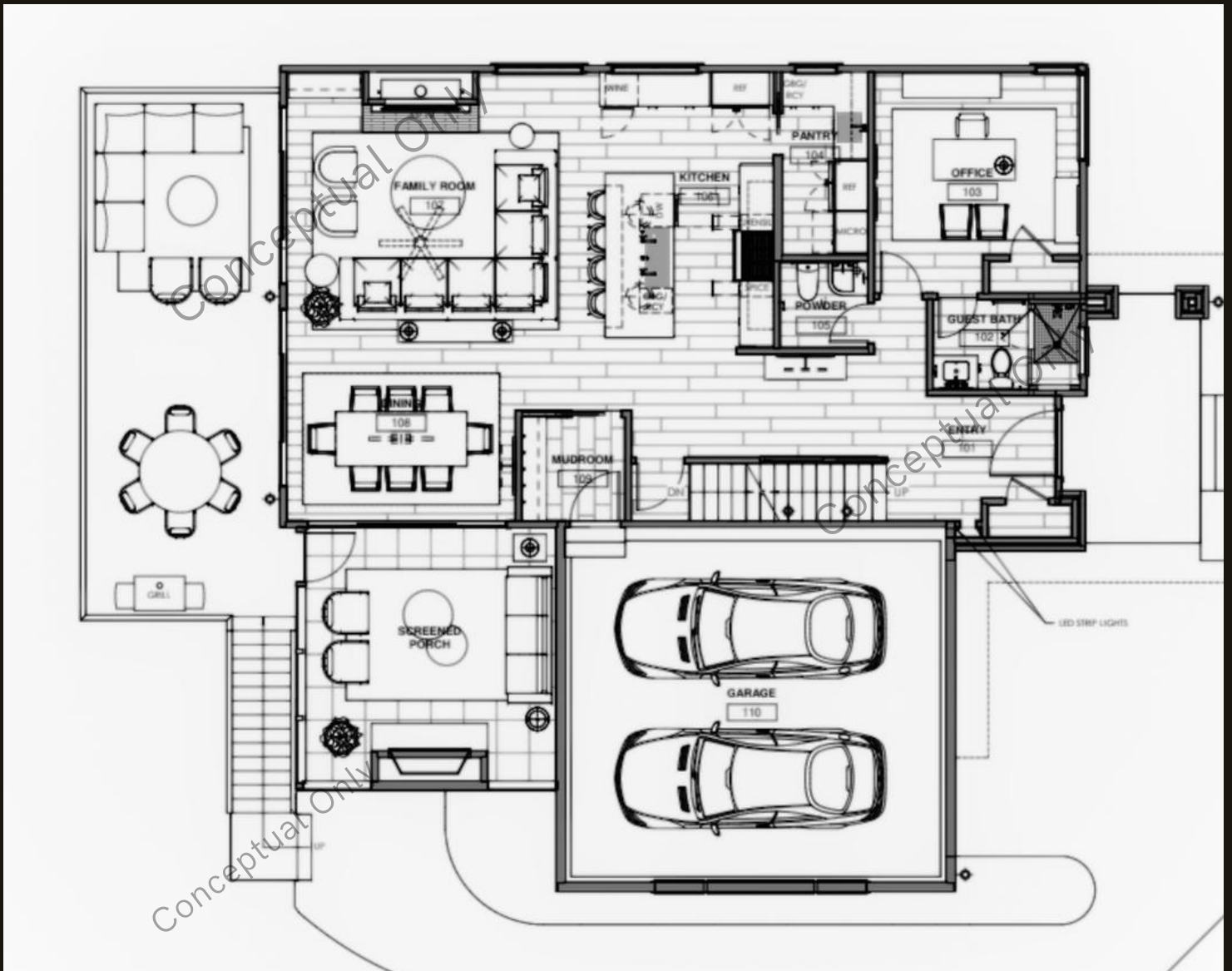
DESIGN DIRECTION
Modern Luxury

STATUS
City Approved Permit •
Architectural Plans
Included
Design Package Included



Conceptual Floor Plans

MAIN LEVEL

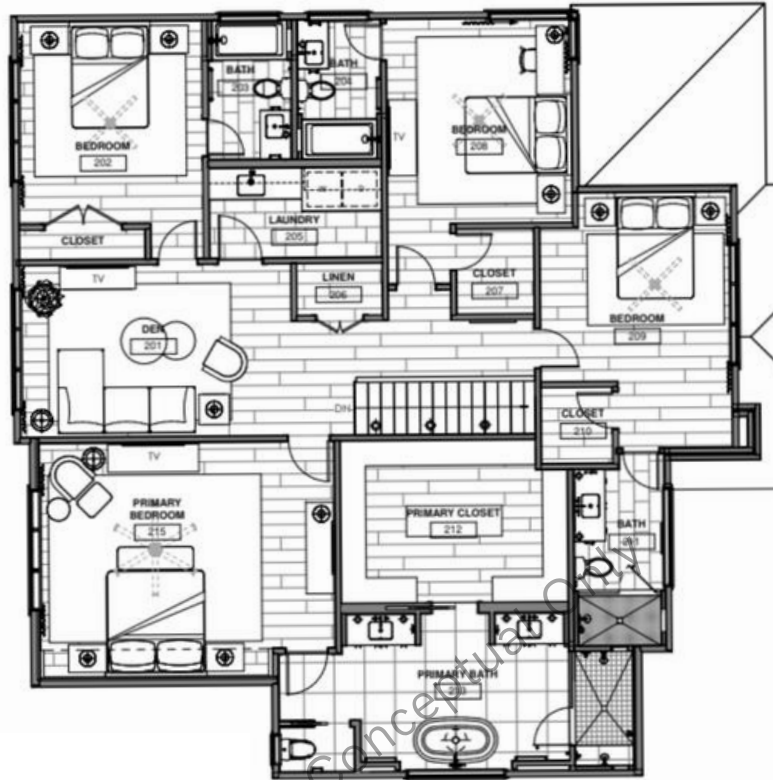


**Ceiling Heights: Designed for 9'-10' ceilings,
enhancing volume and overall spatial feel**

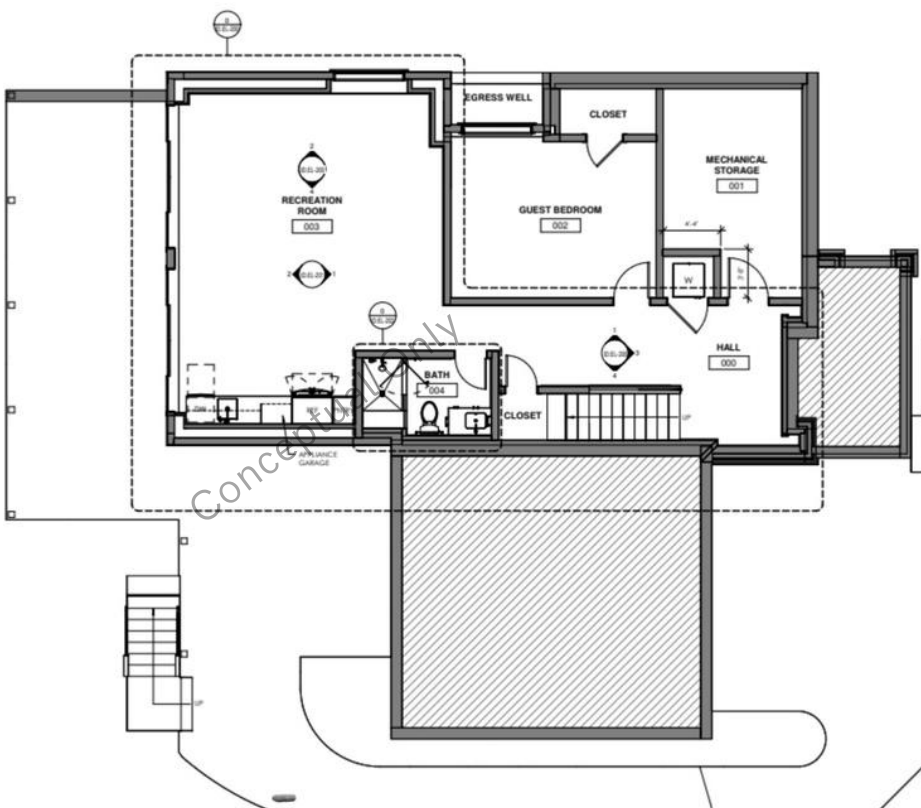
Conceptual plans shown for reference. Final construction documents available upon contract execution.

Conceptual Floor Plans

PRIVATE SUITES



BASEMENT LEVEL



Ceiling Heights: Designed for 9'-10' ceilings, enhancing volume and overall spatial feel

Exclusively Represented By



Ready to Move Forward?

For details, contact Rose Quartz Realty

Qualified buyers may request architectural plans, design selections, concept presentations, and supporting documentation.

Terayia Farley

Broker | Rose Quartz Realty

(470) 693.9394

Terayia@rosequartzrealty.com

Architectural Vision By Rawling Designs
Interior Design Inspiration By Jones Design Associates