



A Custom Luxury Pocket  
Neighborhood in Buckhead

# MODERN TUDOR STYLE



# LOT 6



## LOUDERMILK CUSTOM HOMES

### AREA CALCULATIONS

|                             |            |
|-----------------------------|------------|
| FIRST FLOOR                 | 3,364 SQFT |
| SECOND FLOOR                | 2,242 SQFT |
| TOTAL FINISHED              | 5,606 SQFT |
| 10% GEAR STORAGE            | 334 SQFT   |
| DRINK FLOOR                 | 156 SQFT   |
| COVERED ENTRY PORCH         | 79 SQFT    |
| COVERED UPPER PORCH         | 635 SQFT   |
| PARTIAL COVERED LOWER LEVEL | 89 SQFT    |
| COVERED LOWER ENTRY         | 635 SQFT   |
| UNFINISHED BASEMENT         | 328 SQFT   |
| TOTAL UNDER ROOF            | 8,749 SQFT |



### BASEMENT FLOOR PLAN

www.loudermilkhomes.com | office: 770.485.2600 | email: info@loudermilkhomes.com  
1827 Powers Ferry Road, Building 6, Atlanta, GA 30339

Architecture and landscape renderings do not reflect finished selections.

BLUE HERON WALK LOT 6

## LOUDERMILK CUSTOM HOMES

### AREA CALCULATIONS

|                          |             |
|--------------------------|-------------|
| FIRST FLOOR HEATED       | 3,364 SQFT  |
| SECOND FLOOR HEATED      | 2,242 SQFT  |
| SECOND FLOOR DENVER ROOM | 422 SQFT    |
| LOWER LEVEL HEATED       | 92 SQFT     |
| TOTAL HEATED             | 6,120 SQFT  |
| UNFINISHED LOWER LEVEL   | 3,085 SQFT  |
| THREE CAR GARAGE         | 914 SQFT    |
| COVERED PORCH            | 375 SQFT    |
| COVERED ENTRY            | 174 SQFT    |
| BREAKDOWN                | 0 SQFT      |
| TOTAL UNDER ROOF         | 10,600 SQFT |



### FIRST FLOOR PLAN

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BLUE HERON WALK LOT 6

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### AREA CALCULATIONS

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### SECOND FLOOR PLAN

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# RARE BUCKHEAD OPPORTUNITY



With just 11 lots in this quiet pocket luxury neighborhood, Blue Heron Walk is a rare opportunity in the heart of Buckhead.

Award-winning custom luxury home design and build firm Loudermilk Homes is the exclusive development and construction partner for this neighborhood.

Blue Heron Walk features Tudor-inspired homes with a modern European aesthetic such as gently sloping rooflines and a bank of windows surrounding an interior staircase for natural sunlight and panoramic views of the community.





Blue Heron Walk is nestled alongside the spectacular Blue Heron Nature Preserve with 30 acres of natural old-growth woodlands, meadows, wetlands, creeks, walking trails, and boardwalk trails.

An idyllic private infill pocket neighborhood with just 11 lots measuring about 1/2 acre or more, Blue Heron Walk offers homes as large as 5,500 square feet plus unfinished basements.

The community is just minutes from Ga. 400, Buckhead, Sandy Springs, Midtown and Downtown Atlanta, and is a short walk to Sarah Smith Elementary.

Blue Heron Walk offers unmatched privacy, quiet cul-de-sac access with no cut-through traffic, walking trails, and a plethora of native flora and fauna.

# LEADER IN LUXURY DESIGN + BUILD



Blue Heron Walk is designed and built by Loudermilk Homes, an award-winning leader in luxury home design and construction.

With in-house architecture and design services, Loudermilk Homes creates custom and timeless designs that fit each family's lifestyle like a bespoke suit.

We also offer interior design services by our sister company, Loudermilk Designs.

**LOUDERMILK**

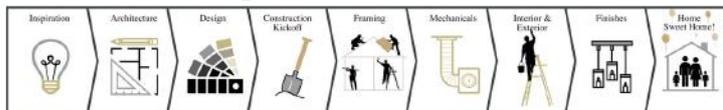
CUSTOM HOMES



# THE LOUDERMILK DIFFERENCE



## 9 Step Process to Perfection



Loudermilk Homes simplifies the custom luxury home design and building experience by serving as your personal concierge.

Our 9-Step Process to Perfection guides you through every phase, while our Loudermilk Connect app provides real-time schedule and budget updates, daily work logs, photos, and a 24/7 video feed for complete transparency.





# AWARD-WINNING LUXURY BUILDER



Loudermilk Homes has won numerous awards from the Greater Atlanta Home Builders Association, Modern Luxury, and Atlanta Agent.

In 2022, Loudermilk Homes was named a top builder in the country as a finalist for Custom Home Builder of the Year by the National Association of Home Builders.



Our work has been featured in The Wall Street Journal, Southern Living, Professional Builder, Icons of Real Estate, Atlanta Journal-Constitution, Atlanta Business Chronicle, and other respected publications.





BLUE  
HERON  
WALK



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