

10465 Woodstock RD Details, History and Updates

It is listed in Roswell A Pictorial History book saying it was built by Hosea Coleman (but a deed we found from 1900 says that was the year he purchased it)

This house is historic, falls ¼ mile outside of the historic district of Roswell so it is not subject to the same regulations as those inside the district where changes must be approved by the Historic Preservation Committee.

Total Renovation on the home including:

- Original hardwoods saved and refurbished
- 6 walls knocked down and supported
- New Kitchen floors, refaced cabinets, porcelain counters
- 2 new bathrooms
- Carriage house remodeled
- New master bedroom
- New master bath with heated flooring
- New walk in closet
- New roof
- New HVAC
- New Plumbing
- New electrical (2 Georgia Power feeds) new breaker boxes
- New tankless water heater
- New insulation in attic
- New wine room
- 4 Fireplaces refurbished, 2 with ventless gas
- New 9 foot custom doors
- New hardwood Header
- Original fireplace Hearth in Kitchen
- Original front windows and glass.

The triple-hung, floor-to-ceiling windows in the two rooms on the front of the house are original to the home and at one time served as walk-through “doors” to the covered porch. Most of the panes are original although some have been replaced over the years. The windows have been sealed and cannot be opened but that obviously could be reversed if desired.

All other windows replaced

- New Stairs into carriage house
- 10x10 addition in bedroom
- New Barndoors
- Septic tank cleaned and serviced
- New Washer and Dryer

- New sod
- Complete new landscaping
- New Driveway
- New Kitchen floors
- New gas torches for backyard. Not yet installed.
- New Lighting throughout
- New European toilet
- Sonos whole house sound system.
- New bar with ice machine and sink

- **Attic Spaces**

There are three access spaces:

The first, is at the top of the stairs and through the small door.

The second is in the large upstairs bedroom and is located behind the small library shelf. Lift the lid and you will find the built-in storage bench where the little library shelf may be removed. The third access point is in the closet ceiling of the large upstairs bedroom

- **Water Valve**

The main water shut off valve is located inside the same cupboard as the tankless water heater. It has a red handle.

Additionally, there is a shut off valve located at the street to the left of the driveway (from inside the house looking out), in front of the butterfly bush.

- **Electrical Panels**

- The main house electrical panel is located inside the laundry room behind cabinet doors.
- The apartment electrical panel is located behind the custom chalkboard at the end of the kitchen island.
- The twin 200 AMP service meters are located on the back patio attached to the rear garage wall.

- **Crawl Space Access**

It is located inside the garage on the left wall.

- **Neighboring Homes**

Previous seller believes the Mayfield family owned the home during the 1940s. Around that time the family who lived in this home raised several kids. In 1950, when one of the daughters, Martha, was grown and married her dad built the ranch next door (10475). A decade later