

Additional Information
382 Glenn Circle, Decatur GA

LAYOUT

Main Floor: Center hall, living room with gas log fireplace and built-in bookcases under the bay window. Kitchen with separate breakfast nook, dining room, one bedroom and one full bath with shower stall. Den and separate sunroom in the back.

Upstairs: Two bedrooms, bonus room, one full bath, washer-dryer alcove. Bonus room is attached to master bedroom and is large enough to serve as a large walk-in closet, nursery, office or any combination.

Basement: One car garage attached to stand-up unfinished basement with some crawl space on concrete slab. Inside stairway to first floor. Dual tub sink, workbench, large storage area and exhaust fan.

SYSTEMS

Furnace is 9 years old, Air-Conditioner is 17 years old, but is a high-end Carrier that has a new compressor installed 8 years ago. The system also includes a whole-house April-Aire humidifier. HVAC ductwork has been reworked and three-zoned system were installed (separate zones for main floor, upstairs and sunroom) as well as an ultra-violet air purification system.

Roof is 13 years old with a 25 year warranty; Gutters are 9 years old seamless aluminum with Teflon-coated screens.

Water heater is 50 gallons, 8 years old.

Many main floor and upstairs floor areas are original oak hardwood.

Hard wired computer network hooked up to several rooms; AT&T U-verse, Comcast, DirecTV (dish installed) all available

KITCHEN

Kitchen remodeled one year ago with new high-end stainless appliances (GE Profile Dual-Fuel Double Oven Range with main convection oven, Kenmore Trio refrigerator with French Doors and large drawer freezer below, Kitchenaid dishwasher with concealed control panel, new Insinkerator disposal, new granite sink) and Dupont Zodiac countertops. Kitchen has separate breakfast nook.

SUNROOM

The sunroom is separated from the main house off of the kitchen/breakfast room transitional area by outdoor-grade French doors, which allows for a separate HVAC-zoned environment. It has big sliding screened windows, so it easily doubles as an outdoor porch while the rest of the house remains air-conditioned. It is a great rainy-day playroom for children. Large enough to accommodate an eating area and living room area while enjoying the peaceful backyard environment.

OTHER IMPROVEMENTS

Copper plumbing throughout, updated electrical panel and sub-panel with GFI breakers and whole-house surge protector, all-weather sunroom addition, upgraded Champion vinyl slider windows in den and sunroom, Pella double-hung replacement windows throughout the rest of the house (aluminum clad on exteriors, wood on interiors; fixed 9-lite prairie frames in living-room bay window), low-maintenance vinyl siding in all areas not covered by brick, all exterior window frames and house frames clad in aluminum for low maintenance, low-maintenance, drought-resistant no-grass landscaping; reglazed bathtub, regROUTED bathroom tiling, upgraded bathroom sinks and commodes; recent total renovation of upstairs bathroom; reverse osmosis water purifier hooked to kitchen sink, refrigerator water dispenser and ice maker; whole house water filter.

HISTORY

Built in 1940. Childhood home of popular Georgia writer, Roy Blount, Jr.

NEIGHBORHOOD

Glenwood Estates is a quiet walkable neighborhood located just off East Ponce De Leon with close-knit friendly neighbors who actually know one another and enjoy seasonal block parties.

It's located within walking distance of the Decatur square, MARTA rail, library, recreation center (with excellent programs for all ages, including organized youth sports) and several shops, parks and restaurants. The schools are highly rated and the 4th-5th Academy is within walking distance. The City of Decatur has its own Fire, Police, Sanitation and Recycling.