

268 Orchards Circle Woodstock, Georgia 30188

Listing

Agent Full



MLS System - FMLS

\$449,000
Incomplete

Residential - Attached

MLS #: 7626875

268 Orchards Circle

City: Woodstock

County: Cherokee - GA

Subd/Comp: Orchards of East Cherokee

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	2	2	0
Lower	0	0	0
Total	2	2	0

Availability: No conditions

Broker: [GLK001](#)

State: Georgia, 30188-6591

Lake: None

SCHOOLS

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Condominium

Levels/Stories: 1

Year Built: 2014

Acres/SOURCE: 1.0000 / Public Records

Common Walls: End Unit, No One Above, No

Const: Brick Front, Cement Siding **Ownership:** Condominium **# of Units:** 1

Arch Style: Other **Foundation:** Slab

Condition: Resale

Sq Ft/Source: 1,808 / Public Records **\$/SF:** \$248.34

Above Grade Finished Area:

Below Grade Finished Area:

Below Grade Unfinished Area:

Directions: North on GA-140 W/ Arnold Mill Rd, Left on Hickory Road, Left on Owens Farm Lane, 2nd Right on Orchards Circle, 1st Left into driveway, 268 is back right unit, front door faces woods. Lockbox on right column when facing the front door.

Public: Welcome to The Orchards of East Cherokee! Enjoy the privacy of this quiet wooded corner in a sought after active adult community. Many builder upgrades, including beautiful trim, trey ceilings, chair rail and custom built-in cabinets in the great room, custom built ins in the pantry, master closet and laundry room. The kitchen features an extra wall of cabinets, stainless steel appliances and granite counter tops. Hardwood floors in the kitchen, dining and living rooms. Relax and enjoy your morning coffee while taking in the natural view in the comfortable three season room. This community offers a maintenance-free lifestyle, with the HOA maintaining lawn care, painting, and roofing. Community includes a clubhouse with a fitness area and kitchen adjacent to the community pool. Its prime Woodstock location is close to dining, shopping, and the convenience of the public library and Northside Cherokee hospital.

Private: IMPORTANT: Schedule all showings and submit all offers online on <https://bit.ly/47jiCnM>. Call or text 404-218-3340 for lockbox combination prior to showing.

ROOMS

Bedroom:	Master on Main
Master Bath:	Double Vanity, Shower Only, Skylights
Kitchen:	Breakfast Bar, Cabinets Stain, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining:	Open Concept
Laundry:	Main Level, Mud Room
Rooms:	Sun Room

FEATURES

Accessibility:	None	Other Struct:	None
Appliances:	Dishwasher, Disposal, Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer	Parking Feat:	Attached, Garage, Kitchen Level
Basement:	None	Parking:	Carparks: 2
Community:	Clubhouse, Homeowners Assoc, Meeting Room, Near Shopping, Pool, Sidewalks, Street Lights	Patio/Porch:	Gardens: Enclosed, Screened
Cooling:	Central Air	Pool Features:	None
Electric:	110 Volts	Pool Private:	No
Exterior:	Private Entry	Road Front:	Other
Fencing:	None	Road Surface:	Asphalt
Fireplace #:	1	Roof:	Composition
Fireplace:	Factory Built, Gas Starter	Security:	Smoke Detector(s)
Flooring:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Grn Bld Cert:		Spa:	None
Green Eff:	None	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Grn Gen:	None	View:	Other
Heating:	Forced Air	Water Frntage:	
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	
Interior:	Bookcases, Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, Permanent Attic Stairs, Tray Ceiling(s), Walk-In Closet(s)	Water Source:	Public
Lot Features:	Landscaped, Level, Wooded	Windows:	Plantation Shutters
Other Equip:	None		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [15N26E-00000-033-000](#)

District: 15

Land/Lot: N/A

Plat Book/Page: 1/175

Listing Conditions: Standard

HOA Phone:

Association Fee:

Master Assoc Fee: \$0

Legal Description: 33 THE ORCHARDS OF EAST CHEROKEE

PPIN #/APN: 1165793

Section/GMD: 2

Deed Book/Page:

Special Circumstances: None

HOA Rent Restriction: No

Swim/Tennis: \$0

Home Warranty: No

Tax/Tax Year: \$1,000 / 2024

Lot: 0 **Block:** N/A

Land Lease: No **Lot Dim:** 1

Assessment Due/Contemplated: No

Initiation Fee:

FHA Condo: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 348111

Firm License#: H-75864

Office: [Simple Showing, Inc.](#)

Show Inst: Appointment Only, Call Owner, See Remarks

Showing Consideration: None

Buyer Brokerage Compensation:

Occupant Type: Vacant

Lockbox: Combo

BuyBrk Present Offer to Seller: Yes

Listing Contract Date: 08/03/2025

Exp Date: 02/03/2026

Agent: [Fred McGill Jr](#)

Co-Agent:

Phone/Cell: 470-946-6499/404-938-1450

Phone/Cell:

Phone/Fax: 470-946-6499/000-000-0000

Email: fred@simpleshowing.com

Dual or Variable Commission:

Possession: Negotiable

LB Location: Call or text 404-218-3340 for lockbox combination prior to showing.

Contact: Candace Tenhundfeld

On-Market Date:

Contact Phone: 404-218-3340

Original List Price:

Monday, August 4, 2025

6:04 PM

Requested By: Fred McGill Jr

Photos



Front of Structure



Entry



Patio



Other



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Area



Dining Area



Bedroom



Bedroom



Bedroom



Pantry



Bathroom



Bathroom



Bathroom



Closet



Other



Bedroom



Bedroom



Bedroom



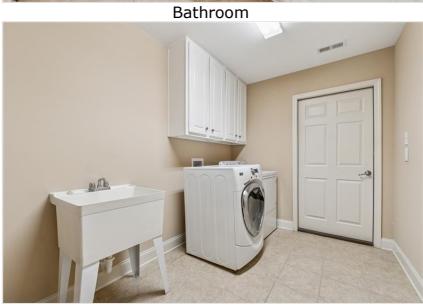
Bathroom



Sun Room



Patio



Laundry



Garage



Front of Structure