

# 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

**Availability:** No conditions

**Broker:** [GLK001](#)

**State:** Georgia, 30188-6591

**Lake:** None

**Lvls** **Bdrms** **Baths** **Hlf Bth**

**Upper** 0 0 0

**Main** 2 2 0

**Lower** 0 0 0

**Total** 2 2 0

**SCHOOLS**

**Elem:** Hickory Flat - Cherokee

**Middle:** Dean Rusk

**High:** Sequoyah

**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

**Arch Style:** Other

**Condition:** Resale

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

**Above Grade Finished Area:**

**Below Grade Finished Area:**

**Below Grade Unfinished Area:**

**Ownership:** Condominium

**# of Units:** 1

**Foundation:** Slab

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

## LEGAL | FINANCIAL | TAX INFORMATION

**Tax ID:** [15N26E-00000-033-000](#)  
**Land/Lot:** N/A **District:** 15  
**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  
**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](mailto: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:**  
**BuyBrk Present Offer to Seller:** Yes  
**Listing Contract Date:** 08/03/2025  
**Exp Date:** 02/03/2026  
**Contact Phone:** 404-218-3340  
**Original List Price:**

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



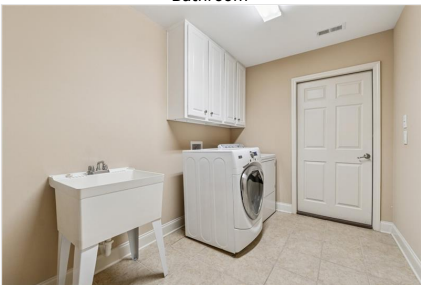
Bathroom



Sun Room



Patio



Laundry



Garage



Front of Structure