

**Agent Full****MLS System - FMLS**

**List Price:** \$4,000,000  
**Sales Price:** \$3,950,000 **CC:** \$0  
**Closed**

**Residential - Detached****MLS #:** 7241463**715 Langford Lane****City:** Atlanta**County:** Fulton - GA**Subd/Comp:** Powers Ferry Estates**Broker:** ATFH02**Availability:** No conditions**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper** 4 3 0**Main** 1 1 1**Lower** 0 0 0**Total** 5 4 1**Bus Rte:** N**Bus Rte:** N**Bus Rte:** N**Elem:** Heards Ferry**Middle:** Fulton - Other**High:** Fulton - Other**Subtype:** Single Family Residence**Levels/Stories:** 3 or more**Year Built:** 2023**Acres/SOURCE:** 0.8720 / Appraiser**Const:** Brick Front**Arch Style:** European**Condition:** New Construction**\$/SF:** \$524.36**Sq Ft/Source:** 7,533 / Appraiser**Above Grade Finished Area:** 4,985**Below Grade Finished Area:** 331**Below Grade Unfinished Area:** 3,327**Foundation:** See Remarks**Directions:** Please use GPS**Public:**

Absolutely stunning new construction built by 2022 Atlanta Builder of the Year, Vincent Longo Custom Builders. Sought after location on a private cul-de-sac lot, close proximity to Chastain Park and Holy Innocence. The attention to detail makes everyday living feel luxurious! This 5 bed, 4.5 bath home boasts an open-concept floor plan, hardwood floors, and opulent designer selections. The main floor offers a gracious floor plan, perfect for entertaining with a large family room and dining room flanked with 16 foot steel doors that open to a large covered porch complete with outdoor living, 36" built in gas grill, beverage center, and double sided linear fireplace with views from both the porch and a sparkling pool and spa. Backyard is an oasis of natural beauty with complete privacy including lush landscaping with artificial turf, oversized boulder wall, and serene elevated space perfect for a firepit or sitting area. The first floor Master Suite overlooks the patio and backyard, and features a spacious custom closet with washer and dryer, and a dream one of a kind design free-standing tub and top of the line Kohler Anthem digital shower system with Wi-Fi that allows the homeowner to customize their shower for the perfect spa-like experience. Impressive home office space accented with two walls of large floor to ceiling windows give abundance of natural light and overlooks the front yard. Open chefs kitchen with custom lacquered cabinetry & premier Thermador appliances, upstairs game room, plus bonus/craft room, upper level laundry complete with wallpaper and custom cabinetry. Exterior is a warm white lime washed brick exterior accented with gas lanterns, cedar corbels and cedar shake roof. 3 car garage. Walkout terrace level is ready to finish to your preference with ample flex space for home gym, media room etc, additional bedroom/bath. All mechanicals are in place including insulation and full installed HVAC system. Designer decor and custom detail finishes throughout. This home has a wealth of amenities to offer! Some photos in this listing have been virtually staged

**Private:**

Back on the market due to fraudulent buyer. Please call or text Amber Longo 770-906-4030 for inquiries. 24 hours notice for showing appointment please. VERIFIABLE Proof of funds required for all showings. Seller prefers closing with Campbell & Brannon. Owner/Agent - Realtor disclosing material relationship to owner.

**ROOMS**

**Bedroom:** Master on Main  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Cabinets Stain, Pantry Walk-In, Solid Surface Counters, Stone Counters, View to Family Room  
**Dining:** Open Concept  
**Laundry:** Main Level, Upper Floor  
**Rooms:** Game Room, Media Room, Office, Other

**FEATURES**

**Accessibility:** None  
**Appliances:** Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater  
**Basement:** Daylight, Exterior Entry, Unfinished, Walk Out  
**Community:** None  
**Cooling:** Central Air  
**Electric:** Other  
**Exterior:** Other  
**Fencing:** Back Yard  
**Fireplace #:** 3  
**Fireplace:** Double Sided, Family Room, Living Room, Master Bedroom, Outside  
**Flooring:** Hardwood  
**Grn Bld Cert:** None  
**Green Eff:** None  
**Grn Gen:** None  
**Heating:** Other  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Beamed Ceilings, Entrance Foyer 2 Story, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, Smart Home, Walk-In Closet(s)  
**Lot Features:** Cul-De-Sac, Front Yard, Landscaped, Private  
**Other Equip:** None

**Other Struct:** None  
**Parking Feat:** Garage  
**Parking:**  
**Patio/Porch:** Covered, Rear Porch  
**Pool Features:** Heated, In Ground, Salt Water, Private  
**Pool Private:** Yes  
**Road Front:** Other  
**Road Surface:** Other  
**Roof:** Other  
**Security:** Carbon Monoxide Detectors, Open Access, Smoke Detector(s)  
**Sewer:** Public Sewer  
**Spa:** None  
**Utilities:** Other  
**View:** Other  
**Water Frntage:** 0  
**Waterfront:** None  
**Water Ament:**  
**Water Source:** Public  
**Windows:** Insulated Windows

**LEGAL | FINANCIAL | TAX INFORMATION****Tax ID:** 17-0164-0002-016-0**PPIN #/APN:** 2265922**Representitive of Property:** No**Tax/Tax Year:** \$13,692 / 2022**# of Units to Be Built:** 0

**Builder:** Longo Custom Builders  
**Land/Lot:** 0164 **District:** 17  
**Plat Book/Page:** 0/0  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0

**Section/GMD:** 0**Deed Book/Page:****Special Circumstances:** Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Home Warranty:** No**Lot:** 11**Land Lease:** No**Block:** A**Lot Dim:** X**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$0

**Legal Desc:** PB 73 PG 117**Agent License#:** 414399**Firm License#:** H-57502**Office:** [Atlanta Fine Homes Sotheby's International](#)**Show Inst:** Appointment Only, Call Listing Agent, Showing Service, Text Listing Agent**Buyer Agency Compensation:** 3%**Lockbox:** Supra**BuyBrk Present Offer to Seller:** No**Listing Contract Date:** 07/05/2023**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent:** [Amber Longo](#)**Co-Agent:****Phone/Cell:** 770-906-4030/770-906-4030**Phone/Cell:****Phone/Fax:** 770-442-7300/000-000-0000**Email:** [amberlongo@atlantafinehomes.com](mailto:amberlongo@atlantafinehomes.com)**Occupant Type:** Vacant**Possession:** Close of Escrow**LB Location:** By Front Door, Appointment Only**Contact:** Amber Longo**On-Market Date:** 07/17/2023**Contact Phone:** 770-906-4030**Original List Price:** \$4,000,000**SOLD INFORMATION****Binding Agremnt Date:** 09/11/2023**Sell Agent:** [MARY STUART IVERSON](#)**Sell Company:** [HOME Real Estate, LLC](#)**Closing Date:** 10/11/2023**Prop Closing Date:** 12/05/2023**Co-Sell Agent:****DOM:** 48**Total DOM:** 48**Sell Office Code:** HRRE01**Sale Price:** \$3,950,000**Costs Paid by Seller:** \$0**SP/OLP %:** 99%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

Agent Full

MLS System - FMLS

List Price: \$2,995,000  
 Sales Price: \$2,800,000 CC: \$0  
 Closed



**Residential** - Detached  
**MLS #:** 7213515  
**4845 Northway Drive**  
**City:** Sandy Springs  
**County:** Fulton - GA  
**Subd/Comp:** Northway

Broker: COPS01

**Availability:** No conditions  
**State:** Georgia, 30342-2425  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	4	0
Main	2	2	1
Lower	0	1	1
<b>Total</b>	<b>6</b>	<b>7</b>	<b>2</b>

SCHOOLS	Bus Rte: Y
<b>Elem:</b> High Point	
<b>Middle:</b> Ridgeview Charter	
<b>High:</b> Riverwood International Charter	

**Subtype:** Single Family Residence  
**Levels/Stories:** 3 or more  
**Year Built:** 2023  
**Acres/Source:** 0.4729 / Public Records  
**Const:** Brick 4 Sides, Hardiplank Type, Wood Siding  
**Arch Style:** Contemporary/Modern

**Condition:** New Construction  
**Sq Ft/Source:** 7,031 / Builder  
**Above Grade Finished Area:** 5,792  
**Below Grade Finished Area:** 1,239  
**Below Grade Unfinished Area:** 177  
**Foundation:** Concrete Perimeter  
**\$/SF:** \$398.24

**Directions:** Roswell Road South, left to Windsor Parkway. Pass High Point and next left onto Northway Dr. North on Peachtree Dunwoody, left on Windsor Parkway, pass 3 way stop at Northland and next right onto Northway Dr.

**Public:** Welcome to this stunning home nestled in Sandy Springs at the apex of North Buckhead, Brookhaven, and Chastain Park, offering the perfect blend of modern luxury and convenience built by Six Points Homes. As you step inside, you'll be greeted by the brilliance of this residence. The 25-foot living room is a true testament to elegance, boasting bespoke finishes that elevate its beauty. The soaring ceilings and abundant natural light create a sense of grandeur, while the carefully curated details add a touch of sophistication. Every corner of this home has been meticulously designed to create a warm and inviting atmosphere, making it the perfect place to relax or entertain guests. This masterpiece features 6 en-suite bedrooms that provide ample space for family and guests. The open and spacious floor plan ensures a seamless flow throughout the home, perfect for entertaining. The focal point on the main level is the walnut wood fireplace wall. The deep, rich tones of the walnut wood bring a sense of coziness and luxury to the room, creating an inviting atmosphere. The wood wall becomes a captivating piece of decor. The modern kitchen serves as a multifunctional hub for both cooking and socializing. The island's sleek design with a waterfall edge is complemented by Taj Mahal countertops, which exude timeless elegance. These countertops, with their subtle veining, offer a striking contrast to the island's wood base. The generous surface area allows for ample meal preparation space and provides an inviting spot for casual dining. Adjacent to the main kitchen area is the scullery, a hidden gem of practicality. This clever design keeps the main kitchen clean and clutter-free, allowing for seamless meal preparation and entertaining. The scullery's cabinetry and countertops continue the Taj Mahal theme, creating a harmonious and luxurious flow throughout the space. The main level walkout leads to a sparkling pool and a flat, private backyard, creating a serene oasis for relaxation and outdoor gatherings. The primary bedroom on the main level offers convenience and privacy, while a guest suite or office on the main level provides flexibility to suit your needs. Outside, you'll find a spa-like retreat, complete with Ipe Brazilian wood decking and a gas grill area, perfect for hosting summer barbecues or simply enjoying the tranquility of your surroundings. The terrace level of this home is the ultimate hangout spot, offering a versatile space that can be customized to suit your needs. Whether you're looking for a game area to host friendly competitions, a gym space to stay fit and active, or an additional en-suite room for guests, this level provides endless possibilities. From the terrace up the floating stairs to the top floor you'll find a second primary with a balcony, extra loft area and three ample sized en-suite rooms. With its thoughtful design and expansive square footage, you'll have the flexibility to create the perfect space for relaxation, entertainment, or personal pursuits. Situated in a prime location, this home is within a walk to Chastain Park, a renowned green space offering a multitude of recreational activities. Additionally, the High Point neighborhood offers a vibrant community atmosphere with the perfect location within the perimeter. You'll be minutes away from luxury shopping at Phipps, dining at Nobu and easy access to major highways to downtown and the airport. This remarkable home also caters to car enthusiasts with its impressive 4-car garage and oversized ceiling with room for a lift. Whether you have a growing collection or simply appreciate the luxury of ample parking space, this feature adds an extra touch of convenience and indulgence to this already extraordinary property. Don't miss the opportunity to make this exceptional property your own. Schedule a showing today and experience the epitome of luxury living in Sandy Springs, GA.

**Private:** BOM due to fraudulent EM payment. Be wary of scammers out there. You show I show you are protected. Let's work together to make for happy clients. Owner/Agent

**ROOMS**

**Bedroom:** Master on Main, Oversized Master  
**Master Bath:** Double Vanity, Separate His/Hers, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Cabinets Stain, Eat-in Kitchen, Kitchen Island, Other Surface Counters, Pantry Walk-In, Solid Surface Counters, View to Family Room  
**Dining:** Dining L, Seats 12+  
**Laundry:** Laundry Room, Main Level, Upper Floor  
**Rooms:** Bonus Room, Exercise Room, Game Room, Great Room - 2 Story, Loft

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Double Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater	<b>Parking Feat:</b> Attached, Garage, Garage Door Opener, Garage Faces Front, Garage Faces Side, Kitchen Level, Parking Pad
<b>Basement:</b> Bath/Stubbed, Daylight, Exterior Entry, Finished, Interior Entry	<b>Parking:</b> Carports: Garages: 4
<b>Community:</b> Near Schools, Near Shopping, Near Trails/Greenway, Park, Pickleball, Sidewalks, Street Lights	<b>Patio/Porch:</b> Deck, Glass Enclosed
<b>Cooling:</b> Central Air	<b>Pool Features:</b> Heated, In Ground, Salt Water, Private
<b>Electric:</b> 220 Volts	<b>Pool Private:</b> Yes
<b>Exterior:</b> Awning(s), Gas Grill, Lighting, Private Yard	<b>Road Front:</b> City Street
<b>Fencing:</b> Back Yard, Fenced, Wood	<b>Road Surface:</b> Asphalt, Paved
<b>Fireplace #:</b> 1	<b>Roof:</b> Composition, Shingle
<b>Fireplace:</b> Living Room	<b>Security:</b> Carbon Monoxide Detectors, Secured Garage/Parking, Smoke Detector(s)
<b>Flooring:</b> Ceramic Tile, Hardwood	<b>Sewer:</b> Public Sewer
<b>Grs Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> Appliances	<b>Utilities:</b> Cable Available, Electricity Available, Phone Available, Sewer Available
<b>Grn Gen:</b> None	<b>View:</b> Pool, Trees/Woods
<b>Heating:</b> Forced Air	<b>Water Frntage:</b>

**HERS Index:** None  
**Horse Amen:** None  
**Interior:** Double Vanity, Entrance Foyer, High Ceilings 10 ft Lower, High Ceilings 10 ft Main, High Ceilings 10 ft Upper, His and Hers Closets, Walk-In Closet(s), Wet Bar  
**Lot Features:** Back Yard, Landscaped, Private, Sprinklers In Front, Sprinklers In Rear, Wooded  
**Other Equip:** Irrigation Equipment

**Waterfront:** None  
**Water Ament:** None  
**Water Source:** Public  
**Windows:** Double Panes, Insulated Windows

**Tax ID:** [17-0040-0001-040-1](#)  
**Land/Lot:** 40      **District:** 17  
**Plat Book/Page:** 70/106  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Desc:** see attached docs by 5pm

**LEGAL | FINANCIAL | TAX INFORMATION**

**PPIN #/APN:** 1945283  
**Section/GMD:** 0  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$7,708 / 2022  
**Lot:** 10      **Block:** A  
**Land Lease:** No      **Lot Dim:** 106 x 206  
**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**Agent License#:** 325216  
**Firm License#:** H-44680  
**Office:** [Compass](#)  
**Show Inst:** Anytime Access, Vacant  
**Buyer Agency Compensation:** 3%  
**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 09/22/2023

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent:** [Mira Liniado](#)  
**Co-Agent:**  
**Dual Var Comp:** No  
**Contact:** Mira Liniado  
**On-Market Date:** 09/22/2023

**Phone/Cell:** 404-623-3312/404-623-3312  
**Phone/Cell:**  
**Phone/Fax:** 404-668-6621/  
**Email:** [mira@liniado.com](mailto:mira@liniado.com)  
**Occupant Type:** Vacant  
**Contact Phone:** 404-623-3312  
**Original List Price:** \$3,200,000

**SOLD INFORMATION**

**Binding Agrement Date:** 12/06/2023  
**Sell Agent:** [Tammy Weaver](#)  
**Sell Company:** [Ansley Real Estate|Christie's International Real Estate](#)  
**Closing Date:** 12/28/2023    **Sale Price:** \$2,800,000    **Costs Paid by Seller:** \$0

**DOM:** 64      **Total DOM:** 64  
**Sell Office Code:** ANSA03  
**SP/OLP %:** 88%      **Terms:** Other

Monday, January 22, 2024      4:24 PM

**Requested By:** Kyle Stroud

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**Agent Full****MLS System - FMLS**

**List Price:** \$1,950,000  
**Sales Price:** \$1,920,000 **CC:** \$0  
**Closed**

**Residential** - Detached  
**MLS #:** 7254747  
**388 Hickory Pass**  
**City:** Milton  
**County:** Fulton - GA  
**Subd/Comp:** Hickory Crest

**Broker:** [ROCP01](#)**Availability:** No conditions

**State:** Georgia, 30004  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	5	4	0
Main	2	2	0
Lower	0	0	0
<b>Total</b>	<b>7</b>	<b>6</b>	<b>0</b>

SCHOOLS	Bus Rte:
Elem: Summit Hill	Y
Middle: Northwestern	Y
High: Milton - Fulton	Y

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 3.5000 / Builder  
**Const:** HardiPlank Type  
**Arch Style:** Farmhouse

**Condition:** New Construction  
**Sq Ft/Source:** 4,500 / Builder  
**Above Grade Finished Area:** 4,500  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Brick/Mortar, Concrete Perimeter

**\$/SF:** \$426.67

**Directions:** GA400 to Old Milton Pkwy. Turn LEFT at exit ramp. Pass Avalon on the right, cross over Hwy 9 and turn RIGHT on Roswell St, which becomes Canton St through downtown Alpharetta, then becomes Hopewell Rd. Turn LEFT on Redd Rd. Turn RIGHT on Freemanville Rd, LEFT on Birmingham Rd. At the intersection of Publix Shopping Center and 7 Acre Barn Grill, road becomes Hickory Flat. Go 1 mile and turn RIGHT on Segwick Dr. Left on Hickory Pass.

**Public:** One of a Kind! Spectacular house under construction positioned on over 3 incredible acres in this coveted area of Milton's horse country. The craftsmanship will be unrivaled with details and will stop you in your tracks taking it all in. Welcome to luxury in this European farmhouse to include attached carriage house. The main house comprises six bedrooms, five full baths with an open concept floorplan incorporating tons of natural light enhanced by the property's commanding views. The main level hosts the primary bedroom with a spacious bath & double vanity along with a guest bedroom and full bath. Additionally, upstairs are four secondary bedrooms with 3 adjoining private baths, a large loft area for an office and hardwoods thru-out. The carriage house includes an additional bedroom and full bath, two car garage and extra storage upstairs. A Walk-In Pantry with Prep Kitchen is an entertainer's dream. Further, you will find decorator finishes with high-end fixtures, appliances and a large island. Enjoy coffee from your tiled porch and take in the river valley view below. You are only a stones throw away from the fabulous Union Hill Grill, 7 Acres BarNGrill and Publix shopping center. Come see 388 Hickory Pass today, you will not be disappointed! \*\*\*NOT ACTUAL INTERIOR PHOTOS OF PROPERTY, BUT EXAMPLE OF BUILDER'S FINISHES\*\*\*

**Private:****ROOMS**

**Bedroom:** Master on Main, Sitting Room  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Cabinets Stain, Cabinets White, Kitchen Island, Pantry Walk-In, Second Kitchen, Solid Surface Counters, View to Family Room  
**Dining:** Open Concept, Separate Dining Room  
**Laundry:** Laundry Room, Lower Level, Main Level  
**Rooms:** Basement, Loft

**FEATURES**

**Accessibility:** None  
**Appliances:** Dishwasher, Disposal, Double Oven, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Tankless Water Heater  
**Basement:** Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry, Unfinished  
**Community:** Homeowners Assoc, Near Shopping, Street Lights  
**Cooling:** Ceiling Fan(s), Central Air  
**Electric:** 220 Volts, 220 Volts in Garage  
**Exterior:** Rain Gutters, Rear Stairs  
**Fencing:** Front Yard, Wood  
**Fireplace #:** 1  
**Fireplace:** Decorative, Gas Starter, Great Room  
**Flooring:** Carpet, Hardwood  
**Grn Bld Cert:** None  
**Green Eff:** None

**Other Struct:** Carriage House, Garage(s)  
**Parking Feat:** Attached, Detached, Garage, Garage Door Opener, Garage Faces Front, Garage Faces Side, Kitchen Level

**Parking****Carports: Garages: 4 Parking:****Patio/Porch:** Breezeway, Deck**Pool Features:** None**Pool Private:****Road Front:** County Road**Road Surface:** Asphalt**Roof:** Composition, Ridge Vents**Security:** Carbon Monoxide Detectors, Smoke Detector(s)**Sewer:** Septic Tank**Spa:** None**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Underground Utilities, Water Available**View:** Trees/Woods**Water Frntage:****Waterfront:** None**Water Ament:****Water Source:** Public

**Grn Gen:** None  
**Heating:** Central, Forced Air, Natural Gas, Zoned  
**HERS Index:** None  
**Horse Amen:** None  
**Interior:** Beamed Ceilings, Bookcases, Crown Molding, Disappearing Attic Stairs, Double Vanity, Entrance Foyer, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, High Speed Internet, Walk-In Closet(s)  
**Lot Features:** Cul-De-Sac, Landscaped, Sprinklers In Front, Wooded  
**Other Equip:** Irrigation Equipment

**Windows:** Insulated Windows, Wood Frames**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [22-3740-0304-069-1](#)  
**Land/Lot:** 304      **District:** 2  
**Plat Book/Page:** 447/2-3  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$600 / Annually  
**Master Assoc Fee:** \$0  
**Legal Desc:** Lot 1, Minor Subdivision Plat For Hickory Crest S/D, Phase 2, By Brumbelow-Reese & Associates, Inc., Dated December 7, 2021.

**PPIN #/APN:** 7135255**Section/GMD:** 2**Deed Book/Page:****Special Circumstances:** Agent Related to Seller, Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Home Warranty:** Yes**Tax/Tax Year:** \$0 /**Lot:** 1**Block:** 0**Land Lease:** No**Lot Dim:** x**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$1,000

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 46165  
**Firm License#:** H-76129  
**Office:** [Rockingham Partners, LLC.](#)  
**Show Inst:** Showing Service, Text Listing Agent  
**Buyer Agency Compensation:** 3%

**Agent:** [RITA GLOSSON](#)  
**Co-Agent:**

**Dual Var Comp:** No

**Lockbox:** None  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 08/01/2023

**Contact:** RL Glosson  
**On-Market Date:** 08/01/2023

**Phone/Cell:** 770-475-0470/404-538-8425  
**Phone/Cell:**  
**Phone/Fax:** 770-475-0470/678-880-1800  
**Email:** [rlglossonhomes@comcast.net](mailto:rlglossonhomes@comcast.net)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow

**SOLD INFORMATION**

<b>Binding Agremnt Date:</b> 10/13/2023	<b>Prop Closing Date:</b> 11/06/2023	<b>DOM:</b> 73	<b>Total DOM:</b> 161
<b>Sell Agent:</b> <a href="#">Joshua Scheib</a>	<b>Co-Sell Agent:</b>	<b>Sell Office Code:</b> COPS03	
<b>Sell Company:</b> <a href="#">Compass</a>		<b>SP/OLP %:</b> 98%	
<b>Closing Date:</b> 11/13/2023	<b>Sale Price:</b> \$1,920,000	<b>Costs Paid by Seller:</b> \$0	<b>Terms:</b> Cash
<b>Monday, January 22, 2024</b>		<b>Contact Phone:</b> 404-538-8424	
		<b>Original List Price:</b> \$1,950,000	
<b>Requested By:</b> Kyle Stroud			

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**Residential** - Detached  
**MLS #:** 7276122  
**3360 Keswick Drive**  
**City:** Chamblee  
**County:** Dekalb - GA  
**Subd/Comp:** Keswick Village

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	3	0
Main	1	1	1
Lower	0	0	0
<b>Total</b>	<b>5</b>	<b>4</b>	<b>1</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.2000 / Public Records  
**Const:** Brick Front, Cement Siding, Wood Siding

**Arch Style:** Contemporary/Modern, European

**Broker:** ATFH03

**List Price:** \$1,515,000  
**Sales Price:** \$1,515,000 CC: \$0  
**Closed**

**Availability:** No conditions  
**State:** Georgia, 30341-2615  
**Lake:** None

**SCHOOLS**

<b>Elem:</b> Montgomery	<b>Bus Rte:</b> Y
<b>Middle:</b> Chamblee	<b>Bus Rte:</b> Y
<b>High:</b> Chamblee Charter	<b>Bus Rte:</b> Y

<b>Condition:</b> New Construction	<b>\$/SF:</b> \$419.32
<b>Sq Ft/Source:</b> 3,613 / Builder	
<b>Above Grade Finished Area:</b>	
<b>Below Grade Finished Area:</b>	
<b>Below Grade Unfinished Area:</b>	
<b>Foundation:</b> Slab	

**Directions:** Johnson Ferry to Keswick Drive.

**Public:** Modern English Cottage vibes meet Casual Elegance in Chamblee! An outstanding collaboration by renowned Head Homes and Curated Collection has created a stunning product yet again and genuinely one of the most exquisite new construction homes built to date in sought-after Keswick Village! A breathtaking front elevation with towering windows, stained wood siding and dimensional brick accents create this homes' gorgeous curb appeal. Bespoke design by Curated Collection throughout and a naturally flowing floorplan work together in beautiful harmony to make this one of a kind masterpiece. Absolutely not a single detail was spared! Ideal for entertaining & everyday living, this 5 bed/4.5 bath home radiates an open, airy feel with an abundance of natural light & stunning architectural details! The main level showcases a gorgeous chef's kitchen with a unique half waterfall stone island & oversized breakfast area all overlooking the spacious living room complete with custom limestone surround/hearth and integrated shelving. The dining room with its 17 foot beamed cathedral ceiling makes for quite an impressive space to enjoy a meal. The beautifully accented bedroom complete with full en-suite bath provides for a lovely guest suite, office or playroom. Don't miss the enchanting reeded bar area, moody powder room and mudroom all on the main level as well! The true showstopper has to be the staircase with towering windows, custom white oak handrails and a textured, tray ceiling featuring a dramatic trio of light fixtures leading to the upper floor. The Owner's Suite is a true retreat with vaulted beamed ceiling, generous closet, and spa-like bath featuring a large glass enclosed, tiled shower, stone soaking tub and gorgeous, waterfall vanities encased in wood trim detail. Tons of unmatched designer upgrades & finishes, absolutely stunning light fixtures and white oak hardwoods throughout! Generous secondary bedrooms provide for comfortable living & all the additional space you could want. Complete with fireside-covered patio and all overlooking a flat and private backyard! Easy access to local shopping, dining, neighborhood parks, tennis courts, trails and all that Keswick Village has to offer! This genuinely impressive new construction will surpass all of your expectations and then some! Welcome Home to 3360 Keswick Drive!

**Private:** This new construction home is currently pending sale. Showcase/Broker Open to be held on September 26th from 12:30-2:30pm for all those who wish to come tour this beautiful home! Contact Marshall Saul at 404-313-1392 with any questions. Thanks!

**ROOMS**

<b>Bedroom:</b> Oversized Master	
<b>Master Bath:</b> Double Shower, Double Vanity, Soaking Tub, Vaulted Ceilings	
<b>Kitchen:</b> Cabinets Other, Cabinets White, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room	
<b>Dining:</b> Butlers Pantry, Separate Dining Room	
<b>Laundry:</b> In Hall, Sink, Upper Floor	
<b>Rooms:</b> Bonus Room, Family Room, Kitchen, Laundry, Master Bedroom, Office	

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator	<b>Parking Feat:</b> Driveway, Garage, Kitchen Level
<b>Basement:</b> None	<b>Parking:</b>
<b>Community:</b> Near Marta, Near Schools, Near Shopping, Near Trails/Greenway, Park, Pickleball, Playground, Sidewalks, Tennis Court(s)	<b>Patio/Porch:</b> Carports: Garages: 2 Parking: Covered, Patio
<b>Cooling:</b> Ceiling Fan(s), Central Air, Zoned	<b>Pool Features:</b> None
<b>Electric:</b> 220 Volts	<b>Pool Private:</b>
<b>Exterior:</b> Private Yard	<b>Road Front:</b> City Street
<b>Fencing:</b> Fenced, Privacy, Wood	<b>Road Surface:</b> Asphalt
<b>Fireplace #:</b> 2	<b>Roof:</b> Composition
<b>Fireplace:</b> Living Room, Outside	<b>Security:</b> Carbon Monoxide Detectors, Smoke Detector(s)
<b>Flooring:</b> Carpet, Hardwood, Stone	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> Appliances	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available

<b>Grn Gen:</b> None	
<b>Heating:</b> Central, Zoned	
<b>HERS Index:</b>	
<b>Horse Amen:</b> None	
<b>Interior:</b> Beamed Ceilings, Bookcases, Cathedral Ceiling(s), Entrance Foyer, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, High Speed Internet, Tray Ceiling(s)	

<b>Lot Features:</b> Back Yard, Corner Lot, Front Yard, Landscaped, Level	<b>Windows:</b> Insulated Windows
<b>Other Equip:</b> Irrigation Equipment	

<b>View:</b> Other	
<b>Water Frntage:</b>	
<b>Waterfront:</b> None	
<b>Water Ament:</b> None	
<b>Water Source:</b> Public	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 18-300-01-008

**Builder:** Head Homes

**Land/Lot:** 0

**Plat Book/Page:** 0/0

**PPIN #/APN:** 1455642

**District:** 0

**Section/GMD:** 0

**Deed Book/Page:**

**Tax/Tax Year:** \$5,614 / 2022

**Lot:** 0

**Block:** 0  
**Land Lease:** No  
**Lot Dim:** 87 x 140

**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0  
**Legal Desc:** NA

**Special Circumstances:** Agent Related to Seller, Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes  
**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**Agent License#:** 327314  
**Firm License#:** H-57502  
**Office:** [Atlanta Fine Homes Sotheby's International](#)  
**Show Inst:** Appointment Only, Call Listing Agent, Vacant  
**Buyer Agency Compensation:** 3%  
**Lockbox:** None  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 09/19/2023

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent:** [MARSHALL SAUL](#)  
**Co-Agent:**

**Dual Var Comp:** No

**Contact:** Marshall Saul  
**On-Market Date:** 09/19/2023

**Phone/Cell:** 404-313-1392/404-313-1392  
**Phone/Cell:**  
**Phone/Fax:** 404-874-0300/000-000-0000  
**Email:** [msaul8184@gmail.com](mailto:msaul8184@gmail.com)  
**Occupant Type:** Vacant  
**Possession:** Negotiable

**Contact Phone:** 404-313-1392  
**Original List Price:** \$1,515,000

**SOLD INFORMATION**

**Binding Agremnt Date:** 09/19/2023  
**Sell Agent:** [MARSHALL SAUL](#)  
**Sell Company:** [Atlanta Fine Homes Sotheby's International](#)  
**Closing Date:** 09/29/2023    **Sale Price:** \$1,515,000    **Costs Paid by Seller:** \$0

**DOM:** 0    **Total DOM:** 0  
**Sell Office Code:** ATFH03

**SP/OLP %:** 100%

**Terms:** Conventional

**Monday, January 22, 2024      4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

Agent Full



## MLS System - FMLS

List Price: \$1,450,000  
 Sales Price: \$1,450,000 CC: \$0  
 Closed

**Residential** - Detached  
**MLS #:** 7305079  
**125 Maddox Road**  
**City:** Buford  
**County:** Gwinnett - GA  
**Subd/Comp:** None

Broker: [PCHS01](#)

**Availability:** No conditions  
**State:** Georgia, 30518  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	5	3	0
Main	1	1	1
Lower	0	0	0
Total	6	4	1

SCHOOLS	Bus Rte: Y
Elem: Buford	Bus Rte: Y
Middle: Buford	Bus Rte: Y
High: Buford	Bus Rte: Y

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 1.4500 / Builder  
**Const:** Brick Front, Other  
**Arch Style:** Contemporary/Modern, Farmhouse

**Condition:** New Construction  
**Sq Ft/Source:** 3,700 / Builder  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Slab  
**\$/SF:** \$391.89

**Directions:** Please use GPS

**Public:** Beautiful new construction home boasting unparalleled elegance and sophistication. Located in the highly sought-after Buford City School district, this residence offers the perfect blend of privacy, opulence, and convenience. As you step inside, you'll be greeted by a stunning custom glass door and an abundance of natural light. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, custom cabinetry, and a designer center island that is perfect for meal preparation and casual dining. Luxurious formal dining room and living area. The owner's suite on the main level is a true retreat, complete with a spa-like ensuite bathroom, frameless glass shower and a walk-in closet. Five bedrooms and three additional bathrooms on the upper level. This home is an entertainer's paradise, with a covered rear patio, detached top of the line gym and a pickleball court.

**Private:** Please call or text Beth 678-446-6562 at with questions or for more information. Home is Under Construction. Please use caution when showing. Schedule showings through ShowingTime service. Seller to choose the closing attorney.

## ROOMS

**Bedroom:** Master on Main  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Cabinets White, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room  
**Dining:** Seats 12+, Separate Dining Room  
**Laundry:** Laundry Room, Upper Floor  
**Rooms:** Bonus Room, Dining Room, Family Room, Kitchen, Laundry, Master Bathroom, Media Room

## FEATURES

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Electric Oven, Gas Cooktop, Microwave, Range Hood	<b>Parking Feat:</b> Attached, Driveway, Garage, Garage Door Opener
<b>Basement:</b> None	<b>Parking:</b>
<b>Community:</b> Near Schools, Near Shopping, Near Trails/Greenway	<b>Carports:</b> Garages: 3 <b>Parking:</b>
<b>Cooling:</b> Ceiling Fan(s)	Covered, Front Porch, Patio
<b>Electric:</b> Other	<b>Pool Features:</b> None
<b>Exterior:</b> Private Yard	<b>Pool Private:</b>
<b>Fencing:</b> None	<b>Road Front:</b> Other
<b>Fireplace #:</b> 2	<b>Road Surface:</b> Asphalt
<b>Fireplace:</b> Factory Built, Family Room, Outside	<b>Roof:</b> Composition
<b>Flooring:</b> Carpet, Hardwood	<b>Security:</b> Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
<b>Grn Bld Cert:</b>	<b>Sewer:</b> Septic Tank
<b>Green Eff:</b> None	<b>Spa:</b> None
<b>Grn Gen:</b> None	<b>Utilities:</b> Electricity Available, Natural Gas Available, Water Available
<b>Heating:</b> Natural Gas	<b>View:</b> Trees/Woods
<b>HERS Index:</b>	<b>Water Frntage:</b>
<b>Horse Amen:</b> None	<b>Waterfront:</b> None
<b>Interior:</b> Bookcases, Disappearing Attic Stairs, Double Vanity, Entrance Foyer, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, Walk-In Closet(s)	<b>Water Ament:</b>
<b>Lot Features:</b> Back Yard, Front Yard, Landscaped	<b>Water Source:</b> Public
<b>Other Equip:</b> None	<b>Windows:</b> Insulated Windows

## LEGAL | FINANCIAL | TAX INFORMATION

**Tax ID:** [R7228-033](#)  
**Land/Lot: 0** **District:** 7  
**Plat Book/Page:** 0/0  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Desc:** REAR-STATE HWY 20

**Tax/Tax Year:** \$1 / 2022  
**Lot:** 0 **Block:** 0  
**Land Lease:** No **Lot Dim:** x  
**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

## LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

**Agent License#:** 287379  
**Firm License#:** H-75803  
**Office:** [Peach State Realty](#)  
**Show Inst:** Appointment Only, Showing Service  
**Buyer Agency Compensation:** 3 See Remarks

**Agent:** [Bret Muetzelfeld](#)**Co-Agent:****Dual Var Comp:** Yes

**Phone/Cell:** 678-665-1266/678-665-1266  
**Phone/Cell:**  
**Phone/Fax:** 678-765-7785/  
**Email:** [bretmuetz@gmail.com](mailto:bretmuetz@gmail.com)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow

**Lockbox:** None  
**BuyBrk Present Offer to Seller:** No

**Contact:** Bret Muetzelfeld**Contact Phone:** 678-665-1266

**Listing Contract Date:** 11/28/2023**On-Market Date:** 11/28/2023**Original List Price:** \$1,450,000**SOLD INFORMATION****Binding Agremnt Date:** 11/29/2023**Prop Closing Date:** 12/21/2023**DOM: 1 Total DOM: 1****Sell Agent:** [NON-MLS NMLS](#)**Co-Sell Agent:****Sell Office Code:** NMLS01**Sell Company:** [Non FMLS Member](#)**Closing Date:** 12/28/2023    **Sale Price:** \$1,450,000    **Costs Paid by Seller:** \$0**SP/OLP %:** 100%**Terms:** Cash**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$1,369,000  
**Sales Price:** \$1,330,000 **CC:** \$0  
**Closed**



**Residential** - Detached  
**MLS #:** 7248533    **Broker:** ATFH05  
**80 Harrison And Ada Road**  
**City:** Blue Ridge  
**County:** Fannin - GA  
**Subd/Comp:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	2	2	0
Lower	2	1	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 2.6900 / Assessor  
**Const:** Concrete, Wood Siding  
**Arch Style:** Contemporary/Modern

**SCHOOLS**  
**Elem:** Blue Ridge - Fannin    **Bus Rte:** N  
**Middle:** Fannin County    **Bus Rte:** N  
**High:** Fannin County    **Bus Rte:** N

**Condition:** New Construction  
**Sq Ft/Source:** 2,476 / Builder    **\$/SF:** \$537.16  
**Above Grade Finished Area:** 1,845  
**Below Grade Finished Area:** 631  
**Below Grade Unfinished Area:** 0  
**Foundation:** Slab

**Directions:** From Old HWY 76, turn onto Aska RD. Follow to a R onto Harrison and Ada RD. Follow to first fork and go R, follow until you see the church on the L and new driveway on R. Go R and follow PRIVATE driveway to top. SIP.

**Public:** Simple and elegant contemporary living in this stunning new construction Aska Adventure Area chalet sitting on 2.69+/- acres with open concept living, walls of glass, sliding glass doors opening to sprawling outdoor deck and F/P, SEASONAL mountain views and year-round canopy views, FULL PRIVACY yet minutes to Downtown Blue Ridge and a very quick commute to the area's best hiking and biking trails as well as the Toccoa River makes this listing ONE OF A KIND and built for a mountain legacy! Beautiful landscaping, boulder wall, and intricately placed greenery perched across the front and back of the home gives it the designer's touch that will bloom lush in the Spring! Outside perimeter of home is adorned with REAL GAS lanterns for an elegant take on being tucked away in the Appalachian Forest. Find yourself soaking in the serenity in the primary suite's vessel tub and understand why we call this laidback luxury. Call today -- it won't last long! Please note that some photos are virtually staged.

**Private:** Brand new and ready to show -- text LA for access! DO NOT use ShowingTime, please call or text Logan at 706-851-4486 directly to show.

**ROOMS**

**Bedroom:** Master on Main  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island  
**Dining:** Open Concept  
**Laundry:** In Hall, Main Level, Mud Room  
**Rooms:** Living Room

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Microwave, Refrigerator	<b>Parking Feat:</b> Parking Pad
<b>Basement:</b> Finished, Full	<b>Parking:</b> Carports: Garages: Parking: 0
<b>Community:</b> None	<b>Patio/Porch:</b> Front Porch
<b>Cooling:</b> Central Air	<b>Pool Features:</b> None
<b>Electric:</b> Other	<b>Pool Private:</b>
<b>Exterior:</b> Courtyard, Private Yard	<b>Road Front:</b> Other
<b>Fencing:</b> None	<b>Road Surface:</b> Gravel, Paved
<b>Fireplace #:</b> 3	<b>Roof:</b> Metal
<b>Fireplace:</b> Gas Log, Living Room, Outside	<b>Security:</b> Open Access
<b>Flooring:</b> Ceramic Tile, Hardwood	<b>Sewer:</b> Septic Tank
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available
<b>Grn Gen:</b> None	<b>View:</b> Mountain(s)
<b>Heating:</b> Central, Electric	<b>Water Frntage:</b> 0
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b> None
<b>Interior:</b> Cathedral Ceiling(s), High Speed Internet	<b>Water Source:</b> Well
<b>Lot Features:</b> Back Yard, Landscaped, Level, Private	<b>Windows:</b> Insulated Windows
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 0053-071  
**Land/Lot:** 129,1    **District:** 7  
**Plat Book/Page:** F46/1  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0  
**Legal Desc:** x

**PPIN #/APN:** x  
**Representitive of Property:** No  
**Section/GMD:** 2  
**Deed Book/Page:** 1469/649  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$0 / 2022  
**# of Units to Be Built:** 0  
**Lot:** 0    **Block:** 0  
**Land Lease:** No    **Lot Dim:** 0

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:** \$0  
**Financing:** Cash, VA

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 391447  
**Firm License#:** H-57502  
**Office:** Mountain Sotheby's International Realty  
**Show Inst:** Call Listing Agent, See Remarks, Text Listing Agent  
**Buyer Agency Compensation:** 3%  
**Lockbox:** None  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 07/19/2023

**Agent:** Logan Fitts  
**Co-Agent:**  
**Dual Var Comp:** No

**LB Location:** No Lockbox  
**Contact:** Logan Fitts  
**On-Market Date:** 07/19/2023

**Phone/Cell:** 706-851-4486/706-851-4486  
**Phone/Cell:**  
**Phone/Fax:** 706-222-5588/  
**Email:** loganfits@icloud.com  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow  
**Contact Phone:** 706-851-4486  
**Original List Price:** \$1,369,000

**SOLD INFORMATION****Binding Agremnt Date:** 07/20/2023**Sell Agent:** [Logan Fitts](#)**Sell Company:** [Mountain Sotheby's International Realty](#)**Closing Date:** 08/17/2023    **Sale Price:** \$1,330,000    **Costs Paid by Seller:** \$0**Monday, January 22, 2024****4:24 PM****Prop Closing Date:** 08/17/2023**Co-Sell Agent:****DOM:** 1**Total DOM:** 1**Sell Office Code:** ATFH05**SP/OLP %:** 97%**Terms:** Cash**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS



**SOLD INFORMATION****Binding Agreemt Date:** 08/11/2022**Sell Agent:** [RAINIA NEWELL](#)**Sell Company:** [Serenbe Real Estate, LLC.](#)**Closing Date:** 09/08/2023**Prop Closing Date:** 10/31/2023**Co-Sell Agent:****DOM: 0****Total DOM: 0****Sell Office Code:** ENBE01**Sale Price:** \$1,325,348**Costs Paid by Seller:** \$19,335**SP/OLP %:** 103%**Terms:** Cash**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS****List Price: \$1,325,000****Sales Price: \$1,325,000 CC: \$2,300****Closed**

**Residential** - Detached  
**MLS #:** 7249151    **Broker:** [WYND01](#)  
**2948 Skyland Drive NE**

**City:** Brookhaven  
**County:** Dekalb - GA  
**Subd/Comp:** Ashford Park

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	3	0
Main	1	1	0
Lower	0	0	0
Total	5	4	0

SCHOOLS	Bus Rte:
Ashford Park	Bus Rte:
Chamblee	Bus Rte:
Chamblee Charter	Bus Rte:

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.2000 / Assessor  
**Const:** Brick Veneer, Fiber Cement, Other  
**Arch Style:** Farmhouse

**Condition:** New Construction  
**Sq Ft/Source:** 4,090 / Builder    **\$/SF:** \$323.96  
**Above Grade Finished Area:** 4,090  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:** 1,830  
**Foundation:** Block

**Directions:** Peachtree Rd N to Brookhaven Marta. Right on Dresden at light. Left on Skyland at light.

**Public:** POTENTIAL ~6,000 SQ FT WITH UNFINISHED BASEMENT! Stunning new custom home in Ashford Park. Fully open-concept main floor that seamlessly combines living, dining & kitchen flooded w natural light in an expansive open space. 10ft ceilings on main, oak hardwood floors, custom cabinets, large farmhouse sink and granite island with ample seating. Double 8' French doors open to the spacious covered deck and fireplace ideal for year-round entertaining. Home has thoughtful features perfect for keeping your household organized - oversized pantry, drop zone and multiple flex spaces. Bedrm/full bath on main. Upper level features 4 additional bedrooms with 3 full bathrooms with 9' ceilings, including dream primary suite with spacious custom melamine closet systems and spa like bathroom with soaking tub, frameless shower and dual vanities. 1800SF unfinished lower level with framing already done adds to potential for 5800 sq ft - could be in-law suite with separate entrance! Wifi lock, thermostats, security cameras & irrigation. Enjoy the ease of intown living and Brookhaven amenities. Directly across from Ashford Forest Preserve nature trail on a quiet street in the heart of Ashford Park. Owner/agent. Motivated seller!

**Private:**

#### ROOMS

**Bedroom:** Oversized Master  
**Master Bath:** Double Vanity, Soaking Tub  
**Kitchen:** Solid Surface Counters, Kitchen Island, Pantry Walk-In, View to Family Room  
**Dining:** Open Concept, Butlers Pantry  
**Laundry:** Upper Floor  
**Rooms:** Basement, Bonus Room, Office, Laundry

#### FEATURES

<b>Accessibility:</b> Common Area	<b>Other Struct:</b> None
<b>Appliances:</b> Double Oven, Dishwasher, Refrigerator, Microwave	<b>Parking Feat:</b> Driveway, Garage, Garage Faces Front
<b>Basement:</b> Daylight, Exterior Entry, Unfinished	<b>Parking:</b> Garages: 2 <b>Parking:</b> 4
<b>Community:</b> Clubhouse, Public Transportation, Near Trails/Greenway, Park, Playground, Tennis Court(s), Near Marta, Near Schools, Near Shopping	<b>Patio/Porch:</b> Covered
<b>Cooling:</b> Central Air, Multi Units	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts	<b>Pool Private:</b>
<b>Exterior:</b> Lighting	<b>Road Front:</b> City Street
<b>Fencing:</b> None	<b>Road Surface:</b> Asphalt
<b>Fireplace #:</b> 2	<b>Roof:</b> Shingle
<b>Fireplace:</b> Living Room, Outside	<b>Security:</b> Closed Circuit Camera(s)
<b>Flooring:</b> Hardwood, Carpet	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Sewer Available
<b>Grn Gen:</b> None	<b>View:</b> Trees/Woods
<b>Heating:</b> Natural Gas	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> Creek
<b>Horse Amen:</b> None	<b>Water Ament:</b>
<b>Interior:</b> High Ceilings 10 ft Main, High Ceilings 9 ft Upper, Double Vanity, High Speed Internet, His and Hers Closets, Smart Home, Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Creek On Lot, Flood Plain, Sloped, Sprinklers In Front, Sprinklers In Rear, Irregular Lot	<b>Windows:</b> Insulated Windows
<b>Other Equip:</b> Irrigation Equipment	

#### LEGAL | FINANCIAL | TAX INFORMATION

**Tax ID:** [18-271-12-006](#)    **District:** 18th  
**Land/Lot:** 271    **Section/GMD:** Two  
**Plat Book/Page:** 18/20    **Deed Book/Page:**  
**Listing Conditions:** None    **Special Circumstances:** Owner/Agent  
**HOA Phone:**    **HOA Rent Restriction:** No  
**Owner Finance:** No    **Owner 2nd:** No  
**Association Fee:**    **Swim/Tennis:** \$0  
**Master Assoc Fee:** \$0    **Home Warranty:** No

**Legal Desc:** All that tract or parcel of land lying and being in Land Lot 271 of the 18th District, DeKalb County, Georgia, being Lot 7, Block E, Ashford Village, Section Two, as per plat thereof recorded in Plat Book 18, Page 20, DeKalb County, Georgia records, said plat being incorporated herein by reference thereto, subject to Boundary Line Agreement recorded 11/01/1999, at Deed Book 11027, Page 146, aforesaid records

**Tax/Tax Year:** \$23,173 / 2023  
**Lot:** 271    **Block:** E  
**Land Lease:** No    **Lot Dim:** 65 x 160 x 60

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

#### LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

**Agent License#:** 432736  
**Firm License#:**

**Agent:** [Erin Mora 404590113](#)  
**Co-Agent:**

**Phone/Cell:** 404-590-1113/  
**Phone/Cell:**

1/22/24, 2:24 PM

Matrix

**Office:** [WYND REALTY LLC](#)  
**Show Inst:** Vacant, Call Owner  
**Buyer Agency Compensation:** 3%  
**Lockbox:** Other  
**BuyBrk Present Offer to Seller:** Yes  
**Listing Contract Date:** 07/20/2023

**Dual Var Comp:** No  
**LB Location:** Text owner @ 301-957-4411 for inst:  
**Contact:** Erin Brown Mora  
**On-Market Date:** 07/20/2023

**Phone/Fax:** 404-933-4017/770-754-4907  
**Email:** [2948skyland@gmail.com](mailto:2948skyland@gmail.com)  
**Occupant Type:** Vacant  
**Contact Phone:** 301-957-4411  
**Original List Price:** \$1,599,999

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**SOLD INFORMATION**

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**Binding Agreemt Date:** 09/04/2023      **Prop Closing Date:** 10/05/2023      **DOM:** 46      **Total DOM:** 91  
**Sell Agent:** [BLAIR BRANCH HUCKEBA](#)      **Co-Sell Agent:** [Dorsey Alston Realtors](#)      **Sell Office Code:** DAC001  
**Sell Company:** [Dorsey Alston Realtors](#)  
**Closing Date:** 10/10/2023      **Sale Price:** \$1,325,000      **Costs Paid by Seller:** \$2,300      **SP/OLP %:** 83%      **Terms:** Conventional  
**Monday, January 22, 2024**      **4:24 PM**      **Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$1,375,000  
**Sales Price:** \$1,300,000 **CC:** \$0  
**Closed**



**Residential** - Detached  
**MLS #:** 7282439  
**271 Green Hill Road**  
**City:** Sandy Springs  
**County:** Fulton - GA  
**Subd/Comp:** Sandy Springs

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	4	0
Main	1	1	0
Lower	1	1	0
<b>Total</b>	<b>6</b>	<b>6</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 3 or more  
**Year Built:** 2023  
**Acres/Source:** 0.3200 / Plans  
**Const:** Brick Front, Cement Siding  
**Arch Style:** Craftsman, Traditional

**Broker:** PHPA02

**Availability:** No conditions

**State:** Georgia, 30342  
**Lake:** None

**SCHOOLS**

<b>Elem:</b> High Point	<b>Bus Rte:</b>
<b>Middle:</b> Ridgeview Charter	<b>Bus Rte:</b>
<b>High:</b> Riverwood International Charter	<b>Bus Rte:</b>

<b>Condition:</b> New Construction	<b>\$/SF:</b> \$278.37
<b>Sq Ft/Source:</b> 4,670 / Builder	
<b>Above Grade Finished Area:</b> 3,452	
<b>Below Grade Finished Area:</b> 1,218	
<b>Below Grade Unfinished Area:</b>	
<b>Foundation:</b> Concrete Perimeter	

**Directions:** Please use GPS

**Public:** STUNNING NEW CONSTRUCTION 6BR/5BA in 30342! Architecture by Gotsch Studio and built by Cross Creek Homes. Designer finishes throughout this wonderful new home located inside the perimeter at the Buckhead/Sandy Springs line. Open floor plan, state of the art appliances with custom cabinetry and quartz counters with waterfall quartz island in kitchen. Finished daylight walk out basement features bedroom, full bathroom with frameless shower door, kitchenette, family room, exercise area, covered patio w custom dried in ceiling system, and tons of storage. Landscape grading is under way and trees have been delivered. Cabinets, counter and hardwoods are in!! Lighting and plumbing fixtures being installed week of 10/23/23. Home will be completed by first week of November! Neighborhood is loaded with kids and located on a dead-end street. Green Hill is located off Roswell Road, between Mt. Paran and Glenridge.

**Private:** Text Bant at 404.388.8047 for property information. Agent is a member of the selling entity. Marketing Brochure and Site Plans are attached as documents

**ROOMS**

<b>Bedroom:</b>	Oversized Master, Roommate Floor Plan, Split Bedroom Plan
<b>Master Bath:</b>	Double Vanity, Separate Tub/Shower, Soaking Tub, Whirlpool Tub
<b>Kitchen:</b>	Cabinets White, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room
<b>Dining:</b>	Separate Dining Room
<b>Laundry:</b>	Laundry Room, Sink, Upper Floor
<b>Rooms:</b>	Basement, Bonus Room, Exercise Room, Game Room, Library, Media Room, Office

**FEATURES**

<b>Accessibility:</b>	None	<b>Other Struct:</b>	None
<b>Appliances:</b>	Dishwasher, Disposal, Gas Range, Range Hood, Refrigerator, Self Cleaning Oven	<b>Parking Feat:</b>	Driveway, Garage, Garage Faces Front, Kitchen Level
<b>Basement:</b>	Daylight, Exterior Entry, Finished, Finished Bath, Full, Interior Entry	<b>Parking:</b>	<b>Carparks:</b> 2 <b>Garages:</b> 2 <b>Parking:</b> 2
<b>Community:</b>	None	<b>Patio/Porch:</b>	Covered, Deck, Enclosed, Front Porch, Patio
<b>Cooling:</b>	Ceiling Fan(s), Central Air, Zoned	<b>Pool Features:</b>	None
<b>Electric:</b>	110 Volts, 220 Volts	<b>Pool Private:</b>	
<b>Exterior:</b>	Rain Gutters, Storage	<b>Road Front:</b>	City Street
<b>Fencing:</b>	None	<b>Road Surface:</b>	Paved
<b>Fireplace #:</b>	1	<b>Roof:</b>	Ridge Vents
<b>Fireplace:</b>	Factory Built, Living Room	<b>Security:</b>	Carbon Monoxide Detectors, Smoke Detector(s)
<b>Flooring:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Grn Bld Cert:</b>		<b>Spa:</b>	None
<b>Green Eff:</b>	None	<b>Utilities:</b>	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
<b>Grn Gen:</b>	None	<b>View:</b>	City
<b>Heating:</b>	Central, Forced Air, Zoned	<b>Water Frntage:</b>	
<b>HERS Index:</b>		<b>Waterfront:</b>	None
<b>Horse Amen:</b>	None	<b>Water Ament:</b>	
<b>Interior:</b>	Double Vanity, Entrance Foyer, High Ceilings 9 ft Lower, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, High Speed Internet, Walk-In Closet(s)	<b>Water Source:</b>	Public
<b>Lot Features:</b>	Back Yard, Front Yard, Landscaped, Level	<b>Windows:</b>	Insulated Windows
<b>Other Equip:</b>	None		

**LEGAL | FINANCIAL | TAX INFORMATION**

<b>Tax ID:</b> 17-0092-0007-079-0	<b>PPIN #/APN:</b> N/A	<b>Tax/Tax Year:</b> \$0 / 2023
<b>Land/Lot:</b> 92	<b>District:</b> 17th	<b>Lot:</b> 0 <b>Block:</b> 0
<b>Plat Book/Page:</b> 449/1	<b>Section/GMD:</b> 0	<b>Land Lease:</b> No <b>Lot Dim:</b> 0
<b>Listing Conditions:</b> None	<b>Deed Book/Page:</b> 0/0	
<b>HOA Phone:</b>	<b>Special Circumstances:</b> Owner/Agent	<b>Assessment Due/Contemplated:</b> No
<b>Owner Finance:</b> No	<b>HOA Rent Restriction:</b> No	<b>Assumable:</b> No
<b>Association Fee:</b>	Owner 2nd: No	<b>Initiation Fee:</b>
<b>Master Assoc Fee:</b> \$0	Swim/Tennis: \$0	<b>Financing:</b> Cash, Conventional
<b>Legal Desc:</b> Plat Book 449 Page 1	<b>Home Warranty:</b> No	

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

<b>Agent License#:</b> 234678	<b>Agent:</b> Bant Millichap	<b>Phone/Cell:</b> 404-388-8047/404-388-8047
<b>Firm License#:</b> H-62466	<b>Co-Agent:</b>	<b>Phone/Cell:</b>
<b>Office:</b> HomeSmart		<b>Phone/Fax:</b> 404-876-4901/404-478-8495
<b>Show Inst:</b> Appointment Only, Showing Service, Vacant		<b>Email:</b> <a href="mailto:bant@bantmillichaphomes.com">bant@bantmillichaphomes.com</a>
<b>Buyer Agency Compensation:</b> 3%	<b>Dual Var Comp:</b> No	<b>Occupant Type:</b> Vacant

**Lockbox:** None

**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 09/28/2023

**Contact:** Bant Millichap  
**On-Market Date:** 09/28/2023

**Contact Phone:** 404-388-8047  
**Original List Price:** \$1,375,000

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**SOLD INFORMATION**

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**Binding Agremnt Date:** 11/06/2023

**Prop Closing Date:** 11/29/2023  
**Co-Sell Agent:**

**DOM:** 39      **Total DOM:** 39  
**Sell Office Code:** ATFH03

**Sell Agent:** [Emily Boehmig](#)  
**Sell Company:** [Atlanta Fine Homes Sotheby's International](#)

**Closing Date:** 11/29/2023    **Sale Price:** \$1,300,000    **Costs Paid by Seller:** \$0

**SP/OLP %:** 95%

**Terms:** Conventional

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$1,199,900  
**Sales Price:** \$1,206,919 **CC:** \$0  
**Closed**



**Residential** - Detached  
**MLS #:** 7195231      **Broker:** ENBE01  
**1098 Lupo Loop**  
**City:** Chattahoochee Hills  
**County:** Fulton - GA  
**Subd/Comp:** Serenbe

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	1	1	1
Lower	2	2	0
<b>Total</b>	<b>3</b>	<b>3</b>	<b>1</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.0900 / Plans  
**Const:** Wood Siding  
**Arch Style:** Cottage

**Availability:** No conditions  
**State:** Georgia, 30268  
**Lake:** None

**SCHOOLS**

<b>Elem:</b> Palmetto	<b>Bus Rte:</b>
<b>Middle:</b> Bear Creek - Fulton	<b>Bus Rte:</b>
<b>High:</b> Creekside	<b>Bus Rte:</b>

**Condition:** New Construction  
**Sq Ft/Source:** 2,800 / Builder  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Slab

**\$/SF:** \$431.04

**Directions:** From Hartsfield-Jackson International Airport, take I-85 South then take Exit 56 onto Collinsworth Rd for 2 miles. Continue straight onto Church St then slight left onto Toombs St. After 400 ft turn right onto Hutchenson Ferry Rd. In 3 miles turn left onto Atlanta-Newnan Rd. In 1 mile turn right onto Selborne Ln.

**Public:** Come live in this dreamy Lupo Loop cottage built by Brightwater Homes. Step onto the welcoming front porch and enter the foyer to be greeted into the open living area. Eat-in kitchen island, spacious living room + even a private back porch overlooking the Mado Hamlet of Serenbe. Specially featured on the main level of the home, you will find an office - perfect for working from home. Owner suite on the main level boasts a double vanity, separate shower and tub and an overly sized walk-in closet. Walk down the stairs to the terrace level of the home where you will find two additional bedrooms with private bathrooms, a second living area + another back porch. This home has designer finishes + overlooks the treetops of Serenbe, making this a perfect cottage too cozy up during all seasons of life.

**Private:**

**ROOMS**

**Bedroom:** Master on Main, Other  
**Master Bath:** Double Vanity, Separate His/Hers, Separate Tub/Shower, Other  
**Kitchen:** Eat-in Kitchen, Solid Surface Counters, View to Family Room, Other  
**Dining:** Open Concept  
**Laundry:** In Hall, Main Level  
**Rooms:** Basement, Office

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Dryer, ENERGY STAR Appliances, Gas Oven, Range Hood, Refrigerator, Washer, Other	<b>Parking Feat:</b> Assigned
<b>Basement:</b> Daylight, Exterior Entry, Finished, Finished Bath, Full, Interior Entry	<b>Parking:</b> <b>Carparks:</b> Garages: Parking: 2
<b>Community:</b> Homeowners Assoc, Near Trails/Greenway, Park, Playground, Pool, Restaurant, Sidewalks, Spa/Hot Tub , Stable(s), Street Lights, Tennis Court(s), Other	<b>Patio/Porch:</b> Front Porch, Patio, Rear Porch
<b>Cooling:</b> Central Air	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts, 220 Volts	<b>Pool Private:</b>
<b>Exterior:</b> Lighting	<b>Road Front:</b> Private Road
<b>Fencing:</b> None	<b>Road Surface:</b> Paved
<b>Fireplace #:</b> 1	<b>Roof:</b> Metal
<b>Fireplace:</b> Living Room	<b>Security:</b> Security Service, Smoke Detector(s)
<b>Flooring:</b> Hardwood	<b>Sewer:</b> Other
<b>Grn Bld Cert:</b>	<b>Spa:</b> Community
<b>Green Eff:</b> Doors, HVAC, Insulation, Lighting, Thermostat, Water Heater	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities, Water Available, Other
<b>Grn Gen:</b> None	<b>View:</b> Rural, Trees/Woods
<b>Heating:</b> Central	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b>
<b>Interior:</b> Smart Home, Walk-In Closet(s), Other	<b>Water Source:</b> Public
<b>Lot Features:</b> Landscaped, Sloped	<b>Windows:</b> Double Panes, Insulated Windows
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 08-1400-0046-757-8  
**Builder:** Brightwater Homes  
**Land/Lot:** 46      **District:** 8  
**Plat Book/Page:** 454/114  
**Listing Conditions:** Real Estate Owned  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$1,528 / Annually  
**Master Assoc Fee:** \$0  
**Legal Desc:** SRE LOT 545

**PPIN #/APN:** N/A

**Section/GMD:** N/A  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** Yes  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$0 /

**Lot:** 545      **Block:** N/A  
**Land Lease:** No      **Lot Dim:** X

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 299433  
**Firm License#:** H-51597  
**Office:** Serenbe Real Estate, LLC.  
**Show Inst:** Appointment Only, Call Listing Office  
**Buyer Agency Compensation:** 3%  
**Lockbox:** None

**Agent:** GARNIE NYGREN  
**Co-Agent:**

**Dual Var Comp:** No

**Phone/Cell:** 770-463-9997/404-957-0081  
**Phone/Cell:**  
**Phone/Fax:** 770-463-9997/770-463-9923  
**Email:** garnie@serenbe.com  
**Occupant Type:** Vacant

**BuyBrk Present Offer to Seller:** Yes  
**Listing Contract Date:** 03/28/2023

**Contact:** Serenbe Real Estate  
**On-Market Date:** 03/28/2023

**Contact Phone:** 770-463-9997  
**Original List Price:** \$1,199,900

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**SOLD INFORMATION**

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**Binding Agremnt Date:** 04/29/2023

**Prop Closing Date:** 10/02/2023  
**Co-Sell Agent:**

**DOM:** 32      **Total DOM:** 32  
**Sell Office Code:** ENBE01

**Sell Agent:** [Christi Moll](#)  
**Sell Company:** [Serenbe Real Estate, LLC](#)

**Closing Date:** 09/21/2023    **Sale Price:** \$1,206,919    **Costs Paid by Seller:** \$0

**SP/OLP %:** 101%

**Terms:** Conventional

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$1,169,900  
**Sales Price:** \$1,169,000 **CC:** \$10,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7182496      **Broker:** ENBE01  
**1106 Lupo Loop**  
**City:** Chattahoochee Hills  
**County:** Fulton - GA  
**Subd/Comp:** Serenbe

**Availability:** No conditions  
**State:** Georgia, 30268  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	1	1	1
Lower	3	2	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>1</b>

SCHOOLS	Bus Rte:
Elem: Palmetto	Bus Rte:
Middle: Bear Creek - Fulton	Bus Rte:
High: Creekside	Bus Rte:

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.0900 / Builder  
**Const:** Wood Siding  
**Arch Style:** Cottage

**Condition:** New Construction  
**Sq Ft/Source:** 2,708 / Builder      **\$/SF:** \$431.68  
**Above Grade Finished Area:** 1,478  
**Below Grade Finished Area:** 1,230  
**Below Grade Unfinished Area:** 0  
**Foundation:** Slab

**Directions:** From Hartsfield-Jackson International Airport, take I-85 South then take Exit 56 onto Collinsworth Rd for 2 miles. Continue straight onto Church St then slight left onto Toombs St. After 400 ft turn right onto Hutchenson Ferry Rd. In 3 miles turn left onto Atlanta-Newnan Rd. In 1 mile turn right onto Selborne Ln.

**Public:** Come live in this dreamy Lupo Loop cottage built by Brightwater Homes. Step onto the welcoming front porch and enter the foyer to be greeted into the open living area. Eat-in kitchen island, spacious living room + even a private back porch overlooking the Mado Hamlet of Serenbe. Owner suite on the main level boasts a double vanity, separate shower and tub and a spacious walk-in closet. Walk down the stairs to the terrace level of the home where you will find two additional bedrooms with private bathrooms, a second living area + another back porch. This home has designer finishes + overlooks the treetops of Serenbe, making this a perfect cottage too cozy up during all seasons of life.

**Private:****ROOMS**

**Bedroom:** Master on Main, Other  
**Master Bath:** Double Vanity, Separate His/Hers  
**Kitchen:** Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Solid Surface Counters, Other  
**Dining:** Open Concept  
**Laundry:** In Hall, Main Level  
**Rooms:** Other

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Dryer, Electric Oven, ENERGY STAR Appliances, Range Hood, Refrigerator, Washer, Other	<b>Parking Feat:</b> Assigned
<b>Basement:</b> Daylight, Finished, Full	<b>Parking:</b> Carports: Garages: Parking: 2
<b>Community:</b> Homeowners Assoc, Lake, Near Shopping, Near Trails/Greenway, Park, Playground, Pool, Restaurant, Sidewalks, Spa/Hot Tub , Stable(s), Street Lights	<b>Patio/Porch:</b> Front Porch, Rear Porch
<b>Cooling:</b> Central Air	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts, 220 Volts	<b>Pool Private:</b>
<b>Exterior:</b> Awning(s), Lighting	<b>Road Front:</b> Private Road
<b>Fencing:</b> None	<b>Road Surface:</b> Asphalt, Paved
<b>Fireplace #:</b> 0	<b>Roof:</b> Metal
<b>Fireplace:</b> None	<b>Security:</b> Security Service, Smoke Detector(s)
<b>Flooring:</b> Hardwood	<b>Sewer:</b> Other
<b>Grn Bld Cert:</b>	<b>Spa:</b> Community
<b>Green Eff:</b> Appliances, Construction, Doors, Lighting, Thermostat, Water Heater	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities, Water Available, Other
<b>Grn Gen:</b> None	<b>View:</b> Rural, Trees/Woods
<b>Heating:</b> Central	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b>
<b>Interior:</b> Double Vanity, Entrance Foyer, Vaulted, Walk-In Closet(s), Other	<b>Water Source:</b> Public
<b>Lot Features:</b> Landscaped	<b>Windows:</b> Double Panes, Insulated Windows
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 08-1400-0046-756-0      **PPIN #/APN:** N/A  
**Builder:** Brightwater Homes  
**Land/Lot:** 46      **District:** 8  
**Plat Book/Page:** 454/114  
**Listing Conditions:** Real Estate Owned  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$1,528 / Annually  
**Master Assoc Fee:** \$0  
**Legal Desc:** SRE LOT 544

**Tax/Tax Year:** \$0 /

**Lot:** 544      **Block:** N/A  
**Land Lease:** No      **Lot Dim:** X

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 299433      **Agent:** GARNIE NYGREN  
**Firm License#:** H-51597      **Co-Agent:**  
**Office:** Serenbe Real Estate, LLC.  
**Show Inst:** Appointment Only, Call Listing Office  
**Buyer Agency Compensation:** 3%

**Dual Var Comp:** No

**Phone/Cell:** 770-463-9997/404-957-0081  
**Phone/Cell:**  
**Phone/Fax:** 770-463-9997/770-463-9923  
**Email:** garnie@serenbe.com  
**Occupant Type:** Vacant  
**Possession:** Negotiable

**Lockbox:** None

**BuyBrk Present Offer to Seller:** Yes  
**Listing Contract Date:** 03/01/2023

**Contact:** Serenbe Real Estate  
**On-Market Date:** 03/01/2023

**Contact Phone:** 770-463-9997  
**Original List Price:** \$1,169,900

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**SOLD INFORMATION**

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**Binding Agreemt Date:** 05/23/2023

**Sell Agent:** Stephanie Walsh

**Sell Company:** Serenbe Real Estate, LLC.

**Closing Date:** 09/18/2023

**Sale Price:** \$1,169,000

**Prop Closing Date:** 10/02/2023

**Co-Sell Agent:**

**DOM:** 83

**Total DOM:** 83

**Sell Office Code:** ENBE01

**SP/OLP %:** 100%

**Terms:** Conventional

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS****List Price: \$839,500****Sales Price: \$845,000 CC: \$17,000****Closed****Residential** - Detached**MLS #:** 728803    **Broker:** [VIRT01](#)**3111 Mulberry Greens Lane****City:** Jefferson**County:** Jackson - GA**Subd/Comp:** Traditions of Braselton**Availability:** No conditions**State:** Georgia, 30549-7957**Lake:** None**Lvls****Bdrms****Baths****Hlf Bth**

<b>Lvls</b>	<b>Bdrms</b>	<b>Baths</b>	<b>Hlf Bth</b>	<b>SCHOOLS</b>	<b>Bus Rte:</b>
<b>Upper</b>	4	3	0	<b>Elem:</b> Gum Springs	<b>Bus Rte:</b>
<b>Main</b>	1	1	0	<b>Middle:</b> West Jackson	<b>Bus Rte:</b>
<b>Lower</b>	0	0	0	<b>High:</b> Jackson County	<b>Bus Rte:</b>
<b>Total</b>	5	4	0		

**Subtype:** Single Family Residence**Levels/Stories:** 2**Year Built:** 2023**Acres/SOURCE:** 0.3400 / Public Records**Const:** Brick 4 Sides**Arch Style:** Traditional**Condition:** New Construction**Sq Ft/Source:** 3,820 / Builder**\$/SF:** \$221.20**Above Grade Finished Area:****Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Concrete Perimeter**Directions:** USE GPS/MAPPING SOFTWARE/APPS

**Public:** GORGEOUS, MODERN NEW CONSTRUCTION ON GOLF COURSE in the sought-after Traditions of Braselton Golf/Tennis community! Spacious 5/4 all brick home w/ huge unfin. BASEMENT. Soaring 2-story, 24-foot ceilings in the family room are stunning, with large windows to let in the light. A fireplace with bookshelves and cabinets provides a cozy spot to gather. Chef's kitchen includes a breakfast bar island, walk-in pantry, keeping room, quartz countertops, and a 5 piece Viking stainless steel appliance package. Outdoor living area w/ fire pit provides an expanded entertainment area. Primary suite retreat with double tray ceiling and sitting area, has an en suite bathroom with double vanities, soaking tub and spacious shower with rain showerhead. The 3 car garage and ample driveway provides abundant parking for guests, friends & family. The full, unfinished daylight basement provides flexible expansion opportunities. Take advantage of this amazing opportunity to live in Traditions of Braselton Subdivision, with an abundance of amenities and social activities including golf, swim, tennis, pickleball, playground, fitness center, clubhouse, and a new restaurant. Close to highly rated Jackson Co. schools, new Gum Springs Park, winery, hospitals, Historic Downtown Braselton, and restaurants.

**Private:** NO SIGN on property at subdivision's request THANK YOU FOR USING SHOWINGTIME! Vacant and ready to GO & SHOW! Thank you for showing! Feel free to contact Mike @ 770-365-4997 mcherwenka@aol.com

**ROOMS**

**Bedroom:** Oversized Master, Sitting Room  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Breakfast Bar, Cabinets White, Keeping Room, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room  
**Dining:** Separate Dining Room  
**Laundry:** Laundry Room, Sink, Upper Floor  
**Rooms:** Other

**FEATURES**

**Accessibility:** None  
**Appliances:** Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Refrigerator  
**Basement:** Full, Unfinished  
**Community:** Business Center, Clubhouse, Fitness Center, Golf Course, Homeowners Assoc, Meeting Room, Pickleball, Playground, Pool, Restaurant, Street Lights, Tennis Court(s)  
**Cooling:** Ceiling Fan(s), Central Air  
**Electric:** 110 Volts, 220 Volts in Laundry  
**Exterior:** Rain Gutters  
**Fencing:** None  
**Fireplace #:** 1  
**Fireplace:** Living Room  
**Flooring:** Carpet, Ceramic Tile, Other  
**Grn Bld Cert:**  
**Green Eff:** Appliances, HVAC, Insulation, Thermostat, Water Heater, Windows  
**Grn Gen:** None  
**Heating:** Central  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Bookcases, Cathedral Ceiling(s), Double Vanity, Entrance Foyer, High Ceilings 10 ft Main, Tray Ceiling(s), Walk-In Closet(s)  
**Lot Features:** Landscaped, On Golf Course  
**Other Equip:** Irrigation Equipment

**Other Struct:** None  
**Parking Feat:** Attached, Driveway, Garage, Garage Door Opener  
**Parking:**  
**Patio/Porch:** Carports: Garages: 3 Parking: Covered, Front Porch, Rear Porch

**Pool Features:** None  
**Pool Private:**  
**Road Front:** Private Road  
**Road Surface:** Concrete  
**Roof:** Composition  
**Security:** Carbon Monoxide Detectors, Smoke Detector(s)  
**Sewer:** Public Sewer  
**Spa:** None  
**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available

**View:** Golf Course  
**Water Frntage:**  
**Waterfront:** None  
**Water Ament:** None  
**Water Source:** Public

**Windows:** Insulated Windows

**Tax ID:** [105D-074F](#)**Land/Lot:** 56**District:** -**Plat Book/Page:** -/-**PPIN #/APN:** 27120**Listing Conditions:** None**Section/GMD:** -**HOA Phone:** 706-654-9121**Deed Book/Page:** -/-**Owner Finance:** No**Special Circumstances:** Owner/Agent**Association Fee:****HOA Rent Restriction:** No**Master Assoc Fee:** \$1,000 / Annually**Owner 2nd:** No**Assoc Includes:** Maintenance Grounds, Swim, Tennis**Swim/Tennis:** \$0**Mgmt Co:** ToB Comm. Assoc.**Home Warranty:** Yes**Legal Desc:** LOT 74 POD F TRADITIONS OF BRASELTON**Tax/Tax Year:** \$535 / 2022**Lot:** -**Block:** -**Land Lease:** No**Lot Dim:** 28x174x69x69x179**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$1,000**Email:****Agent License#:** 417172**Firm License#:** H-31589**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent:** [Michael Cherwenka](#)**Phone/Cell:** 770-365-4997/770-365-4997**Co-Agent:****Phone/Cell:**

**Office:** [Virtual Properties Realty.com](#)**Show Inst:** No Sign, Showing Service, Vacant**Buyer Agency Compensation:** 3%**Lockbox:** Supra**BuyBrk Present Offer to Seller:** No**Listing Contract Date:** 10/12/2023**Dual Var Comp:** No**Contact:** Mike Cherwenka**On-Market Date:** 10/12/2023**Phone/Fax:** 770-495-5050/000-000-0000**Email:** [mcherwenka@aol.com](mailto:mcherwenka@aol.com)**Occupant Type:** Vacant**Contact Phone:** 770-365-4997**Original List Price:** \$839,500**SOLD INFORMATION****Binding Agreemnt Date:** 10/23/2023**Sell Agent:** [Nakia Brooks](#)**Sell Company:** [Heartland Real Estate, LLC](#)**Closing Date:** 11/13/2023    **Sale Price:** \$845,000**Prop Closing Date:** 11/13/2023**Co-Sell Agent:****Costs Paid by Seller:** \$17,000**DOM:** 11**Total DOM:** 131**Sell Office Code:** HRTL01**SP/OLP %:** 101%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

Agent Full



## MLS System - FMLS

List Price: \$789,000

Sales Price: \$789,000 CC: \$10,000

Closed

**Residential** - Detached  
**MLS #:** 7260221    **Broker:** [LORE01](#)  
**1001 Liberty Springs Drive**  
**City:** Woodstock  
**County:** Cherokee - GA  
**Subd/Comp:** Liberty Springs

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	3	0
Main	1	1	0
Lower	0	0	0
<b>Total</b>	<b>5</b>	<b>4</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/Source:** 1.5700 / Plans  
**Const:** Cement Siding, Hardiplank Type, Stone  
**Arch Style:** Traditional

**Availability:** No conditions  
**State:** Georgia, 30188  
**Lake:** None

**SCHOOLS**

**Elem:** Mountain Road  
**Middle:** Dean Rusk  
**High:** Sequoyah

**Bus Rte:**  
**Bus Rte:**  
**Bus Rte:**

**Condition:** New Construction  
**Sq Ft/Source:** 3,050 / Builder    **\$/SF:** \$258.69  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Concrete Perimeter

**Directions:** Hwy 140 north from Fulton County line to left on Mountain Road. Community is on the right. Use 645 Mountain Road Woodstock GA 30188 for GPS.

**Public:** NOW OFFERING \$10K IN SELLER CREDIT FOR ADDITIONAL LANDSCAPING, DECK STAIRS OR MORTGAGE RATE BUYDOWN! Welcome to Liberty Springs, the new community by Obie and Guildmaster award-winning builder Loren Homes! Located on one of our largest Liberty Springs estate lots in a beautiful, wooded setting, this unique example of the Oxford floor plan boats 5 total bedrooms and 4 total full baths. Enjoy the view of your wooded 1.5 acre lot from your covered deck with grilling area, as well as from your generous kitchen and family room. Primary bedroom located upstairs with ensuite that includes luxurious shower and soaking tub. Located conveniently close to Woodstock, Hickory Flat and Crabapple!

**Private:** Ready for move in. Builder closeout! Home is priced well below market and appraisal value. Entry code is 1979.

**ROOMS**

**Bedroom:** Oversized Master  
**Master Bath:** Double Vanity, Separate His/Hers, Soaking Tub  
**Kitchen:** Cabinets Stain, Kitchen Island, Pantry, Solid Surface Counters, View to Family Room  
**Dining:** Open Concept  
**Laundry:** Laundry Room, Upper Floor  
**Rooms:** Basement, Family Room, Loft, Office

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Double Oven, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave	<b>Parking Feat:</b> Garage, Garage Door Opener, Garage Faces Side
<b>Basement:</b> Bath/Stubbed, Daylight, Exterior Entry, Interior Entry, Unfinished	<b>Parking:</b> Carports: Garages: 3 Parking:
<b>Community:</b> Homeowners Assoc	<b>Patio/Porch:</b> Covered, Deck, Front Porch
<b>Cooling:</b> Ceiling Fan(s), Central Air	<b>Pool Features:</b> None
<b>Electric:</b> Other	<b>Pool Private:</b>
<b>Exterior:</b> Private Yard	<b>Road Front:</b> City Street
<b>Fencing:</b> None	<b>Road Surface:</b> Asphalt
<b>Fireplace #:</b> 1	<b>Roof:</b> Shingle
<b>Fireplace:</b> Factory Built, Family Room, Gas Log, Gas Starter	<b>Security:</b> Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
<b>Flooring:</b> Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b> Septic Tank
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Underground Utilities, Water Available
<b>Grn Gen:</b> None	<b>View:</b> Mountain(s), Rural, Trees/Woods
<b>Heating:</b> Forced Air	<b>Water Frntage:</b> 0
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b> None
<b>Interior:</b> Bookcases, Double Vanity, Entrance Foyer, High Ceilings 10 ft Main, High Speed Internet, Tray Ceiling(s), Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Back Yard, Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear, Wooded	<b>Windows:</b> Double Panes, Insulated Windows
<b>Other Equip:</b> Irrigation Equipment	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 02N03D-00000-060-000  
**Builder:** Loren Homes  
**Land/Lot:** 646    **District:** 2  
**Plat Book/Page:** 119/2532  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$500 / Annually  
**Master Assoc Fee:** \$0  
**Legal Desc:** 1001 Liberty Springs Drive

**PPIN #/APN:** NA

**Tax/Tax Year:** \$0 / 2023

**Section/GMD:** 2

**Lot:** 10

**Block:** 0

**Deed Book/Page:**

**Land Lease:** No

**Lot Dim:** 156x452x46x156x452

**Special Circumstances:** Agent Related to Seller, Owner/Agent

**Assessment Due/Contemplated:** No

**HOA Rent Restriction:** Yes

**Assumable:** No

**Owner 2nd:** No

**Initiation Fee:** \$1,500

**Swim/Tennis:** \$0

**Home Warranty:** Yes

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 269711  
**Firm License#:** H-35016  
**Office:** [Loren Realty, LLC](#).  
**Show Inst:** Anytime Access, Showing Service, Text Listing Agent  
**Buyer Agency Compensation:** 3%

**Agent:** [Andrew Carruth](#)

**Phone/Cell:** 770-353-9476/770-353-9476

**Co-Agent:**

**Phone/Cell:**

**Phone/Fax:** 404-805-3001/770-587-9351

**Email:** [andrew@lorenconstruction.com](mailto:andrew@lorenconstruction.com)

**Occupant Type:** Vacant

**Possession:** Close of Escrow

**Lockbox:** Other**BuyBrk Present Offer to Seller:** Yes**Listing Contract Date:** 08/11/2023**LB Location:** Front door**Contact:** Andrew Carruth**On-Market Date:** 08/11/2023**Contact Phone:** 770-353-9476**Original List Price:** \$819,000

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**SOLD INFORMATION****Binding Agremnt Date:** 09/05/2023**Sell Agent:** [KeAnna Jones](#)**Sell Company:** [HomeSmart](#)**Closing Date:** 09/29/2023    **Sale Price:** \$789,000**Prop Closing Date:** 09/29/2023**Co-Sell Agent:****DOM:** 25**Total DOM:** 117**Sell Office Code:** PHPA01**SP/OLP %:** 96%**Terms:** Other**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS****List Price: \$769,250****Sales Price: \$769,250 CC: \$15,000****Closed****Residential** - Detached**MLS #:** 7206914**Broker:** KEEL01**11 Fairview Way****City:** Blue Ridge**County:** Fannin - GA**Subd/Comp:** Fairview at Morganton**Availability:** No conditions**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS**

<b>Upper</b>	0	0	0	<b>Elem:</b> Fannin - Other	<b>Bus Rte:</b>
<b>Main</b>	3	2	1	<b>Middle:</b> Fannin - Other	<b>Bus Rte:</b>
<b>Lower</b>	0	0	0	<b>High:</b> Fannin - Other	<b>Bus Rte:</b>
<b>Total</b>	3	2	1		

**Subtype:** Single Family Residence**Levels/Stories:** 2**Year Built:** 2023**Acres/SOURCE:** 1.0620 / Plans**Const:** Brick Veneer, HardiPlank Type**Arch Style:** Craftsman, Farmhouse, Traditional**Condition:** New Construction**\$/SF:** \$220.29**Sq Ft/Source:** 3,492 / Builder**Above Grade Finished Area:**

1,715

**Below Grade Finished Area:****Below Grade Unfinished Area:**

1,715

**Foundation:** Concrete Perimeter, Slab, See Remarks

**Directions:** Hwy 515 North/East from Blue Ridge, Turn Right on Hwy 60 toward Morganton, Pass the Post Office, stay straight onto Old Hwy 76 (DO NOT TURN RIGHT ON HWY 60) TRAVEL 300 Yards, Turn Right into Fairview Subdivision (Across the street from Morganton Baptist Church), Lot 12 will be the second home on your Left.

**Public:** \*4.49% +/- MORTGAGE RATE FOR 1st YEAR; 5.49% +/- FOR 2nd YEAR; 6.49% +/- for years 3-27, Terms Apply! Buyer Closing Cost OR rate buy down for contracts accepted by 10/31/2023 CONTINGENT upon Credit Report!\* MOVE IN READY! NEW CONSTRUCTION SINGLE FAMILY HOME @ Fairview at Morganton - GATED | PAVED ROADS | 1+ ACRE LOTS | OVERSIZED GARAGE | MASTER ON MAIN | WORKSHOP | INDOOR & OUTDOOR FIREPLACE | STUBBED BASEMENTS | CUSTOM BUILD REQUEST | DESIGNER CURRATED HOMES | Fairview at Morganton showcases 32 Single Family Craftsman Style homes in the heart of Downtown Morganton- less than 1 mile to Morganton Point Recreation Area and less than 6 miles to downtown Blue Ridge! Home Site 12 showcases Cartecay Home Design. Our 3 Bed / 2.5 bath, side entry home allows for the custom option to finish the basement adding 2 bedrooms, 1 full bath, full kitchen, office, rec room & full laundry room. Should opt to have the basement finished, this home is permitted for 5 Bedroom, 3.5 bath with plenty of open space to fit your lifestyle. Homeowners enter from their oversized, 2 car garage into the hallway featuring a large pantry connecting to open concept kitchen, dining, & living space allowing for groceries to be transported with ease. Guests enter through the front of their home where the curb appeal showcases an oversized covered porch, canned lights, & large vinyl energy efficient windows, and glass front door. Upon entering, the open concept main level showcases vaulted ceilings, ample can lights, & slider doors drawing your gaze to the vaulted rear patio outfitted with an exterior fireplace. Entertain with ease as the kitchen is the heart of the home showcasing quartz countertops, bright white cabinets, and windows above the sink for bright & private wooded views. Enjoy a bright Owner's suite mindfully positioned in the back of home with large windows, wooded views, vaulted ceilings, HUGE walk-in closet, double vanity with quartz tops, & walk in shower! Guest Bedroom 2 & 3 located on the opposite end of home with full bathroom featuring tile to the ceiling and quartz vanity tops. Downstairs has the option for 4th & 5th bedroom, full bath, full kitchen, office, 2nd laundry room, & Open concept Rec Room. The basement has its own covered patio PERFECT FOR HOT TUB with private guest entry. MOVE IN READY!

**Private:** \*4.49% +/- MORTGAGE RATE FOR 1st YEAR; 5.49% +/- FOR 2nd YEAR; 6.49% +/- for years 3-27, Terms Apply! Buyer Closing Cost OR rate buy down for contracts accepted by 10/31/2023 CONTINGENT upon Credit Report!\*

**ROOMS**

<b>Bedroom:</b>	In-Law Suite/Apartment, Master on Main, Oversized Master
<b>Master Bath:</b>	Double Vanity, Shower Only, Vaulted Ceilings
<b>Kitchen:</b>	Cabinets White, Kitchen Island, Pantry, Solid Surface Counters, View to Family Room
<b>Dining:</b>	Open Concept, Seats 12+
<b>Laundry:</b>	In Basement, In Hall, Main Level, Mud Room
<b>Rooms:</b>	Basement, Bathroom, Bedroom, Bonus Room, Family Room, Kitchen, Laundry, Office, Workshop

<b>Room Type</b>	<b>Room Level</b>	<b>Room Dimensions</b>	<b>Room Description</b>
Basement	Lower	1746	Stubbed for Full Bath, Kitchen & Laundry

**FEATURES**

<b>Accessibility:</b>	None	<b>Other Struct:</b>	None
<b>Appliances:</b>	Dishwasher, Electric Cooktop, Electric Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator	<b>Parking Feat:</b>	Attached, Covered, Detached, Driveway, Garage, Garage Door Opener, Garage Faces Side
<b>Basement:</b>	Bath/Stubbed, Daylight, Exterior Entry, Interior Entry, Partial, Unfinished	<b>Parking:</b>	<b>Carports:</b> Garages: 2 <b>Parking:</b> 4
<b>Community:</b>	Gated, Homeowners Assoc, Near Schools, Near Shopping, Near Trails/Greenway, Park	<b>Patio/Porch:</b>	Covered, Deck, Front Porch, Patio, Rear Porch
<b>Cooling:</b>	Ceiling Fan(s), Central Air, Heat Pump, Whole House Fan	<b>Pool Features:</b>	None
<b>Electric:</b>	110 Volts, 220 Volts	<b>Pool Private:</b>	
<b>Exterior:</b>	Private Front Entry, Private Rear Entry, Private Yard, Rain Gutters, Storage	<b>Road Front:</b>	Private Road
<b>Fencing:</b>	None	<b>Road Surface:</b>	Gravel
<b>Fireplace #:</b>	2	<b>Roof:</b>	Composition, Shingle
<b>Fireplace:</b>	Decorative, Factory Built, Family Room, Gas Starter, Outside	<b>Security:</b>	Carbon Monoxide Detectors, Fire Alarm, Security Gate, Smoke Detector(s)
<b>Flooring:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Grn Bld Cert:</b>		<b>Spa:</b>	None
<b>Green Eff:</b>	Appliances, Construction, Insulation, Water Heater, Windows	<b>Utilities:</b>	Cable Available, Electricity Available, Phone Available, Sewer Available, Underground Utilities, Water Available
<b>Grn Gen:</b>	None	<b>View:</b>	Mountain(s), Trees/Woods
<b>Heating:</b>	Central, Electric, Heat Pump	<b>Water Frntage:</b>	
<b>HERS Index:</b>		<b>Waterfront:</b>	None
<b>Horse Amen:</b>	None	<b>Water Ament:</b>	None
<b>Interior:</b>	Cathedral Ceiling(s), Coffered Ceiling(s), Crown Molding, Double Vanity, Entrance Foyer 2 Story, High Ceilings 9 ft Lower, High Ceilings 9 ft Main, High Speed Internet, Tray Ceiling(s), Vaulted, Walk-In Closet(s)	<b>Water Source:</b>	Public

**Lot Features:** Back Yard, Corner Lot, Front Yard, Mountain Frontage, Sloped, Wooded  
**Windows:** Double Panes, Insulated Windows

**Other Equip:** None

**Tax ID:** [0023-002](#)

**LEGAL | FINANCIAL | TAX INFORMATION**

**PPIN #/APN:** .  
**Representitive of Property:** Yes

**Builder:** Premier Land Inc.

**District:** 8

**Land/Lot:** 287

**Plat Book/Page:** F295/5

**Listing Conditions:** None

**HOA Phone:**

**Owner Finance:** No

**Association Fee:** \$1,000 / Annually

**Master Assoc Fee:** \$0

**Assoc Includes:** Insurance, Reserve Fund, Security

**Legal Desc:** .

**Section/GMD:** 1st

**Deed Book/Page:** 1541/428

**Special Circumstances:** Owner/Agent

**HOA Rent Restriction:** Yes

**Owner 2nd:** No

**Swim/Tennis:** \$0

**Home Warranty:** Yes

**Tax/Tax Year:** \$0 / 2023

**# of Units to Be Built:** 32

**Lot:** 12

**Block:** .

**Land Lease:** No

**Lot Dim:** 164 X 228

**Assessment Due/Contemplated:** No

**Assumable:** No

**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 107750

**Firm License#:** H-45660

**Office:** [Keel Properties, Inc.](#)

**Show Inst:** Call Listing Agent

**Buyer Agency Compensation:** 2.5%

**Lockbox:** None

**BuyBrk Present Offer to Seller:** No

**Listing Contract Date:** 04/24/2023

**Agent:** [GARY KEEL](#)

**Co-Agent:**

**Phone/Cell:** 404-213-5754/404-213-5754

**Phone/Cell:**

**Phone/Fax:** 404-213-5754/888-699-2506

**Email:** [keelg@earthlink.net](mailto:keelg@earthlink.net)

**Occupant Type:** Vacant

**Dual Var Comp:** No

**Contact:** Gary Keel

**On-Market Date:** 04/24/2023

**Contact Phone:** 404-213-5754

**Original List Price:** \$874,900

**SOLD INFORMATION**

**Binding Agreemt Date:** 09/11/2023

**Prop Closing Date:** 10/18/2023

**DOM:** 140      **Total DOM:** 140

**Sell Agent:** [Kim L Knutzen](#)

**Co-Sell Agent:**

**Sell Office Code:** ANSA05

**Sell Company:** [Ansley Real Estate](#) | [Christie's International Real Estate](#)

**Closing Date:** 10/20/2023

**Sale Price:** \$769,250

**Costs Paid by Seller:** \$15,000

**SP/OLP %:** 88%

**Terms:** Conventional

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$765,000  
**Sales Price:** \$765,000 **CC:** \$10,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7260754      **Broker:** [SCLR01](#)  
**2408 Churchill Downs**  
**City:** Cumming  
**County:** Forsyth - GA  
**Subd/Comp:** Oliver's Landing

**Availability:** No conditions  
**State:** Georgia, 30041  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	3	0
Main	0	0	1
Lower	0	0	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>1</b>

**SCHOOLS**

**Bus Rte:**  
**Bus Rte:**  
**Bus Rte:**

**Elem:** Haw Creek  
**Middle:** Lakeside - Forsyth  
**High:** South Forsyth

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.8200 / Public Records  
**Const:** Brick Front, Cement Siding, Hardiplank Type  
**Arch Style:** Craftsman, Farmhouse

**Condition:** New Construction  
**Sq Ft/Source:** 3,005 / Builder  
**Above Grade Finished Area:** 3,005  
**Below Grade Finished Area:** 0  
**Below Grade Unfinished Area:** 0

**\$/SF:** \$254.58

**Foundation:** Slab

**Directions:** Use GPS

**Public:** Come find your dream home in Cumming! Located on a sprawling lot, this stunning new construction boasts a spacious floor plan perfect for entertaining or a growing family. Beautiful hardwoods throughout the home. Enter a bright, open, kitchen complete with separate cooktop and oven, wine fridge, farmhouse sink and large island! Four bedrooms with ample space and modern bathrooms. In the large owner's suite you'll find an abundance of natural light, beautiful tray ceilings and your ensuite spa-like bathroom. The large, fenced in, backyard is perfect for kids or pets to play safely! Just minutes from Downtown Cumming and its new city center! In Walking distance to Haw Creek Elementary School and Lakeside Middle School! Schedule your showing today! Use the sidewalk on Echols road to walk to Haw Creek Park. Home has an new and improved Driveway.

**Private:**

**ROOMS**

**Bedroom:** Other  
**Master Bath:** Double Vanity, Separate His/Hers, Separate Tub/Shower  
**Kitchen:** Breakfast Bar, Cabinets White, Other Surface Counters, Pantry, Stone Counters  
**Dining:** Separate Dining Room  
**Laundry:** Laundry Room, Lower Level  
**Rooms:** Living Room

**FEATURES**

**Accessibility:** None  
**Appliances:** Dishwasher, Disposal, Electric Water Heater, Gas Cooktop  
**Basement:** None  
**Community:** None  
**Cooling:** Ceiling Fan(s), Central Air, Electric Air Filter  
**Electric:** 110 Volts  
**Exterior:** Permeable Paving, Private Yard  
**Fencing:** Back Yard, Fenced, Wood  
**Fireplace #:** 1  
**Fireplace:** Factory Built  
**Flooring:** Hardwood  
**Grn Bld Cert:**  
**Green Eff:** None  
  
**Grn Gen:** None  
**Heating:** Central, Forced Air, Natural Gas  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Beamed Ceilings, Crown Molding, Disappearing Attic Stairs, Double Vanity, High Ceilings 9 ft Upper, High Ceilings 10 ft Main  
**Lot Features:** Back Yard, Landscaped, Level  
**Other Equip:** None

**Other Struct:** None  
**Parking Feat:** Driveway, Garage, Garage Door Opener  
**Parking:**  
**Patio/Porch:** Covered, Front Porch, Rear Porch  
**Pool Features:** None  
**Pool Private:**  
**Road Front:** County Road  
**Road Surface:** Asphalt  
**Roof:** Composition, Metal  
**Security:** None  
**Sewer:** Public Sewer  
**Spa:** None  
**Utilities:** Electricity Available, Natural Gas Available, Sewer Available, Water Available  
  
**View:** Trees/Woods  
**Water Frtage:**  
**Waterfront:** None  
**Water Ament:** None  
**Water Source:** Public  
  
**Windows:** Insulated Windows

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** NA  
**Land/Lot:** 0      **District:** 0  
**Plat Book/Page:** 0/0  
**Listing Conditions:** None  
**HOA Phone:** 770-310-1708  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0  
**Legal Desc:** 2-1 LL 432 TR 3 OLIVERS LANDING (CHURCHILL DOWNS)

**PPIN #/APN:** 000000282918  
**Section/GMD:** 0  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** No

**Tax/Tax Year:** \$1,237 / 2022  
**Lot:** 3      **Block:** 0  
**Land Lease:** No      **Lot Dim:** x 0

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:** \$300

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 256747  
**Firm License#:** H-63467  
**Office:** [Southern Classic Realtors](#)  
**Show Inst:** Appointment Only  
**Buyer Agency Compensation:** 3%  
**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 08/14/2023

**Agent:** [MARK CORKERY](#)  
**Co-Agent:**

**Dual Var Comp:** No

**Contact:** showing time  
**On-Market Date:** 08/14/2023

**Phone/Cell:** 770-310-1708/770-310-1708  
**Phone/Cell:**  
**Phone/Fax:** 678-635-8877/678-815-1132  
**Email:** [mark@markcorkery.com](mailto:mark@markcorkery.com)  
**Occupant Type:** Vacant

**Contact Phone:** 800-746-9464  
**Original List Price:** \$775,000

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**SOLD INFORMATION**

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**Binding Agremnt Date:** 09/16/2023**Sell Agent:** [Lucido Global Team](#)**Sell Company:** [Keller Williams North Atlanta](#)**Closing Date:** 10/11/2023    **Sale Price:** \$765,000**Prop Closing Date:** 10/11/2023**Co-Sell Agent:** [Anna Maria Joseph](#)**Costs Paid by Seller:** \$10,000**DOM:** 33**Total DOM:** 214**Sell Office Code:** KWNF01**SP/OLP %:** 99%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** [Kyle Stroud](#)

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$799,900  
**Sales Price:** \$765,000 **CC:** \$15,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7224613      **Broker:** [MPRL01](#)  
**170 Red Bridge Lane**  
**City:** Mineral Bluff  
**County:** Fannin - GA  
**Subd/Comp:** Highlands of Blue Ridge

**Availability:** No conditions  
**State:** Georgia, 30559  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	2	2	1
Lower	1	1	0
Total	3	3	1

**SCHOOLS**  
**Bus Rte:**  
**Bus Rte:**  
**Bus Rte:**

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 1.4400 / Public Records  
**Const:** Frame  
**Arch Style:** Cabin

**Condition:** New Construction  
**Sq Ft/Source:** 2,800 / Builder      **\$/SF:** \$273.21  
**Above Grade Finished Area:** 1,850  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Concrete Perimeter

**Directions:** From Blue Ridge, take Hwy 515 to a left on Hwy 60N. At 4-way stop, take a right onto Spur 60. Go 3.8 miles to a right into Highlands Subdivision. Go to top of hill and at split, take a right on Kensington Drive. Go .04m to a right on Red Bridge Lane. House is on the right. See sign.

**Public:** Looking for the perfect home where you can relax, entertain, and enjoy the beauty of nature? Look no further than this stunning 4 BR, 3.5 BA house located in the highly sought after Highlands of Blue Ridge subdivision. With its breathtaking Mountain Views and outdoor fireplace, this house is the epitome of luxury and comfort. The spacious kitchen is a chef's dream, with plenty of room to cook, prepare, and entertain guests. The open floor plan ensures that everyone can enjoy each other's company. The attention to detail in every room is sure to impress. The community roads and driveway are paved, so you don't have to worry about road maintenance with this mountain home. Don't miss out on this piece of paradise you can call home or a second home in the mountains.

**Private:** For non-members, there is a coded lockbox. Call Rhonda @ 706-455-3933 for code.

**ROOMS**

**Bedroom:** Master on Main  
**Master Bath:** Double Shower, Double Vanity  
**Kitchen:** Kitchen Island, View to Family Room  
**Dining:** Open Concept  
**Laundry:** In Basement  
**Rooms:** Basement, Bonus Room, Family Room, Kitchen, Laundry, Living Room

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Electric Oven, Microwave, Refrigerator, Tankless Water Heater	<b>Parking Feat:</b> Drive Under Main Level, Driveway
<b>Basement:</b> Finished, Full	<b>Parking:</b> Carports: Garages: Parking: 4
<b>Community:</b> Homeowners Assoc	Covered, Deck, Front Porch
<b>Cooling:</b> Central Air	<b>Patio/Porch:</b> None
<b>Electric:</b> 110 Volts	<b>Pool Features:</b> None
<b>Exterior:</b> None	<b>Pool Private:</b> None
<b>Fencing:</b> None	<b>Road Front:</b> Private Road
<b>Fireplace #:</b> 2	<b>Road Surface:</b> Asphalt
<b>Fireplace:</b> Gas Log	<b>Roof:</b> Composition
<b>Flooring:</b> Ceramic Tile, Hardwood	<b>Security:</b> Carbon Monoxide Detectors, Smoke Detector(s)
<b>Grn Bld Cert:</b>	<b>Sewer:</b> Septic Tank
<b>Green Eff:</b> Appliances, Insulation, Water Heater, Windows	<b>Spa:</b> None
<b>Grn Gen:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Phone Available, Underground Utilities, Water Available
<b>Heating:</b> Central, Electric, Propane	<b>View:</b> Mountain(s)
<b>HERS Index:</b>	<b>Water Frntage:</b>
<b>Horse Amen:</b> None	<b>Waterfront:</b> None
<b>Interior:</b> Entrance Foyer, High Ceilings 10 ft Main, Walk-In Closet(s), Wet Bar	<b>Water Ament:</b> None
<b>Lot Features:</b> Mountain Frontage, Private	<b>Water Source:</b> Private
<b>Other Equip:</b> None	<b>Windows:</b> Insulated Windows

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [0026-03337](#)  
**Land/Lot:** 106      **District:** 8  
**Plat Book/Page:** E201/4  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$375 / Annually  
**Master Assoc Fee:** \$0  
**Legal Desc:** 8-1 LL106 DB1386-611\* 1.44

**PPIN #/APN:** 29497  
**Section/GMD:** 1  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$68 / 2022  
**Lot:** 89      **Block:** 0  
**Land Lease:** No      **Lot Dim:** x

**Assessment Due/Contemplated:** No  
**Assumable:** Yes  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 212678  
**Firm License#:** H-64160  
**Office:** [Mountain Place Realty, LLC.](#)  
**Show Inst:** Anytime Access  
**Buyer Agency Compensation:** 3%

**Agent:** [Rhonda ThomasHaight](#)  
**Co-Agent:**

**Phone/Cell:** 706-455-3933/706-455-3933  
**Phone/Cell:**  
**Phone/Fax:** 706-946-1520/678-623-3256  
**Email:** [rhonda@mountainplacerealty.com](mailto:rhonda@mountainplacerealty.com)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow

**Dual Var Comp:** No

**Lockbox:** Combo, Supra  
**BuyBrk Present Offer to Seller:** Yes  
**Listing Contract Date:** 05/31/2023

**LB Location:** Front Door  
**Contact:** Rhonda Haight  
**On-Market Date:** 05/31/2023

**Contact Phone:** 706-455-3933  
**Original List Price:** \$849,000

**SOLD INFORMATION****Binding Agreemt Date:** 07/05/2023**Sell Agent:** [Kristie Bledsoe](#)**Sell Company:** [Berkshire Hathaway HomeServices Georgia Properties](#)**Closing Date:** 08/07/2023**Sale Price:** \$765,000**Prop Closing Date:** 08/04/2023**Co-Sell Agent:****DOM:** 35**Total DOM:** 35**Sell Office Code:** BHHS15**Costs Paid by Seller:** \$15,000**SP/OLP %:** 90%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** [Kyle Stroud](#)

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Agent Full

MLS System - FMLS

List Price: \$785,995  
 Sales Price: \$764,795 CC: \$0  
 Closed



**Residential** - Detached  
**MLS #:** 7219328 **Broker:** LOKR01  
**2926 Old Dallas Road SW**  
**City:** Marietta  
**County:** Cobb - GA  
**Subd/Comp:** N/A

Lvls	Bdrms	Baths	Hlf Bth
Upper	1	1	0
Main	4	3	0
Lower	0	0	0
<b>Total</b>	<b>5</b>	<b>4</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 1  
**Year Built:** 2023  
**Acres/Source:** 0.6156 / Assessor  
**Const:** Cement Siding, Frame, Hardiplank Type

**Arch Style:** Contemporary/Modern

**SCHOOLS**

**Elem:** Still  
**Middle:** Lovinggood  
**High:** Hillgrove

**Bus Rte:**  
**Bus Rte:**  
**Bus Rte:**

**Condition:** New Construction  
**Sq Ft/Source:** 3,291 / Builder  
**Above Grade Finished Area:** 3,291  
**Below Grade Finished Area:** 0  
**Below Grade Unfinished Area:** 0

**\$/SF:** \$232.39

**Foundation:** Slab

**Directions:** GPS to 2926 Old Dallas RD SW, Marietta, GA 30064

**Public:** Brand New Custom Luxury Ranch in the heart of West Cobb! The home is situated on over half acre double lot in an A+ School district and minutes to Battleground Parks, Marietta Town square, shopping and leisure. Certified appraisal @ \$785,000 based on comps alone and not including extras and warranties. Myriad of custom upgrades and premium designs with vaulted ceilings, beautiful and secluded backyard nestled in a Hillgrove High School District! This 5-Bedroom/ 4-Bath floorpan was personally built and crafted by a company's founder with over 40 years of experience in residential craftsman homes in Georgia. This open floor-plan captures the latest vision in innovative, efficient and long-lasting materials, timeless, elegant European designs and premium, extraordinary finishes throughout the home, including handcrafted German ceramics by Villeroy & Boch. This spacious 3192 square foot home includes an oversized 2+car garage, expansive reinforced driveway, covered patios and endless windows with natural light and all the latest appliances and fixtures that will not disappoint. The upstairs loft has also been designed and built for an easy wet bar or kitchenette addition with plumbing and electrical already in place. As a bonus, mostly flat and fully landscaped backyard has also been graded and packed for a pool, that would be surrounded by over 300 blue junipers that have been planted to keep it beautiful for years to come. • Contemporary Designs • Luxury Italian Materials • 5 Bedrooms • 4 Bathrooms • Oversized 2+Car Garage • Covered Patios • .62 Acre lot • Pool Pad Ready

**Private:** Please call or text 678-517-6462 to schedule a viewing with pre-approvals and offers emailed as one PDF to LifeAcademyAtl@gmail.com All showing requests require a current Pre-Approval letter for your clients. Seller/Owner is a licensed Real Estate Agent in Georgia. Closing Attorney-Emert | Yeom, LLC Address: 6340 Sugarloaf Pkwy Suite 200, Duluth, GA 30097 (678) 926-9284

#### ROOMS

**Bedroom:** In-Law Suite/Apartment, Master on Main, Oversized Master  
**Master Bath:** Double Vanity, Separate His/Hers, Soaking Tub  
**Kitchen:** Cabinets White, Kitchen Island, Pantry Walk-In, View to Family Room  
**Dining:** Open Concept  
**Laundry:** Laundry Room, Main Level, Sink  
**Rooms:** Bonus Room, Loft

#### FEATURES

<b>Accessibility:</b> Electric HVAC	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Electric Range, ENERGY STAR Appliances, Microwave, Range Hood, Refrigerator	<b>Parking Feat:</b> Driveway, Garage, Garage Faces Side
<b>Basement:</b> None	<b>Parking:</b> Carports: Garages: 2 Parking:
<b>Community:</b> Near Schools, Near Shopping, Restaurant	Covered, Front Porch, Rear Porch
<b>Cooling:</b> Central Air	<b>Patio/Porch:</b> None
<b>Electric:</b> 220 Volts in Garage	<b>Pool Features:</b> None
<b>Exterior:</b> None	<b>Pool Private:</b>
<b>Fencing:</b> None	<b>Road Front:</b> County Road
<b>Fireplace #:</b> 1	<b>Road Surface:</b> Asphalt
<b>Fireplace:</b> Electric, Family Room	<b>Roof:</b> Shingle
<b>Flooring:</b> Laminate	<b>Security:</b> Smoke Detector(s)
<b>Grn Bld Cert:</b>	<b>Sewer:</b> Public Sewer
<b>Green Eff:</b> Appliances, HVAC, Insulation, Windows	<b>Spa:</b> None
<b>Grn Gen:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Sewer Available, Underground Utilities, Water Available
<b>Heating:</b> Central, Electric, Zoned	<b>View:</b> Trees/Woods
<b>HERS Index:</b>	<b>Water Frntage:</b>
<b>Horse Amen:</b> None	<b>Waterfront:</b> None
<b>Interior:</b> Double Vanity, High Ceilings 10 ft Main, Vaulted, Walk-In Closet(s)	<b>Water Ament:</b>
<b>Lot Features:</b> Back Yard, Front Yard, Landscaped, Level	<b>Water Source:</b> Public
<b>Other Equip:</b> None	<b>Windows:</b> Bay Window(s), Double Panes

#### LEGAL | FINANCIAL | TAX INFORMATION

**Tax ID:** 19-0024-0-014-0  
**Builder:** Z-Signature Homes, Inc.  
**Land/Lot:** 24 **District:** 19  
**Plat Book/Page:** 81/3  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0  
**Legal Desc:** MOUNTAIN BREEZE ESTATE LOT 42

**Tax/Tax Year:** \$255 / 2023

**Lot:** 42 **Block:** 0  
**Land Lease:** No **Lot Dim:** 130 x 208

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**  
**Financing:** Cash, Conventional, VA, Other

#### LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

**Agent License#:** 406992  
**Firm License#:** H-78580

**Agent:** Maxim Zaitsev  
**Co-Agent:**

**Phone/Cell:** 678-517-6462/678-517-6462  
**Phone/Cell:**

**Office:** [LoKation Real Estate, LLC](#)**Show Inst:** Appointment Only, Call Listing Agent, Text Listing Agent**Buyer Agency Compensation:** 2%**Dual Var Comp:** No**Lockbox:** Combo**BuyBrk Present Offer to Seller:** Yes**Listing Contract Date:** 05/18/2023**LB Location:** Rear Entrance-Patio Double Doors**Contact:** Maxim G Zaitsev**On-Market Date:** 05/18/2023**Phone/Fax:** 404-348-0420/**Email:** [lifeacademyatl@gmail.com](mailto:lifeacademyatl@gmail.com)**Occupant Type:** Vacant**Possession:** Negotiable**Contact Phone:** 678-517-6462**Original List Price:** \$799,999**SOLD INFORMATION****Binding Agremnt Date:** 07/15/2023**Prop Closing Date:** 09/19/2023**DOM:** 57**Total DOM:** 57**Sell Agent:** [Stephanie Beckwith](#)**Co-Sell Agent:****Sell Office Code:** RDFN01**Sell Company:** [Redfin Corporation](#)**Closing Date:** 08/18/2023    **Sale Price:** \$764,795**Costs Paid by Seller:** \$0**SP/OLP %:** 96%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

**Agent Full****MLS System - FMLS**

**List Price:** \$749,000  
**Sales Price:** \$749,000 **CC:** \$5,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7292378    **Broker:** NOAL01  
**3940 Renaissance Circle**  
**City:** Atlanta  
**County:** Fulton - GA  
**Subd/Comp:** Walden Park

Lvls	Bdrms	Baths	Hlf Bth
Upper	5	4	0
Main	1	1	1
Lower	0	0	0
<b>Total</b>	<b>6</b>	<b>5</b>	<b>1</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.4812 / Public Records  
**Const:** Brick 4 Sides  
**Arch Style:** Contemporary/Modern

**SCHOOLS**

**Elem:** Clifondale    **Bus Rte:**  
**Middle:** Renaissance    **Bus Rte:**  
**High:** Langston Hughes    **Bus Rte:**

**Condition:** New Construction  
**Sq Ft/Source:** 4,230 / Builder    **\$/SF:** \$177.07  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Slab  
**Body Type:** Other

**Directions:** Coming from I-20W to Fulton Industrial, turn into Walden Park Community, stay on Thoreau Circle to roundabout, first exit onto Renaissance, house is on the left. I-285W to right on Camp Creek Pkwy, left on Butner, Follow Butner to right on West Stubbs, Left into subdivision. Go around circle first right on Concord Loop, go down to Thoreau Circle make a left continue to the roundabout, make the first exit property down on the left Renaissance Circle, across from Clubhouse.

**Public:** Welcome to your custom dream home where luxury meets comfort in a picturesque neighborhood setting. This home is new construction, currently still under construction with a tentative completion date of Dec 1st. This home will be the first contemporary modern home in the community of Walden Park. This home boasts charm and character with a light airy feel. As you step inside the spacious foyer it opens up to a large, light filled 2-story formal living room designed with floor to ceiling windows, overlooking the wooded backyard. Adjacent to the great room you have a beautiful kitchen with a custom walk-in pantry, overlooking your all seasons room. The main floor primary suite boasts hardwood floors and is filled with natural light. Connected to the primary suite walk-in closet, double showers, and soaking tub. Head upstairs to find your dream catwalk, a second master and junior suite with 3 additional bedrooms, a total of 5 bedrooms upstairs. Beyond the interior the charm of this home extends to its serene neighborhood surroundings and outdoor entertaining space, featuring a private patio off the living room. Don't miss the attached 2-car garage on the side of the home with additional parking as well. Located in Walden Park known for its great amenities; pool, basketball court, tennis courts, clubhouse, and courtyard. The Walden Park clubhouse has a social room with a fireplace, open air pavilion; and patios overlooking the swimming pool. Future development and community goals are in the works for the city of South Fulton. The city of South Fulton is the 8th largest city in Georgia, bounded by I-20 to the north, the Chattahoochee River to the west, I-85 to the south, and I-285 to the east. Commuters have quick access to Hartsfield-Jackson Atlanta Airport, Downtown and Midtown Atlanta, and parks. Cochran Mill Park, Boundary Waters, and Sweet Water Creek State park to name a few.

**Private:** The home is currently undergoing construction so reaching out to the listing agent for showings would be appreciated. Thank you.

**ROOMS**

**Bedroom:** Double Master Bedroom, Master on Main  
**Master Bath:** Double Shower, Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Cabinets White, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room  
**Dining:** Seats 12+, Separate Dining Room  
**Laundry:** Laundry Room, Mud Room, Sink, Upper Floor  
**Rooms:** Bonus Room, Den, Family Room, Office, Sun Room

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Gas Cooktop, Microwave, Tankless Water Heater	<b>Parking Feat:</b> Attached, Driveway, Garage, Garage Door Opener, Garage Faces Side
<b>Basement:</b> None	<b>Parking:</b> Carports: Garages: 2 <b>Parking:</b> 3
<b>Community:</b> Business Center, Clubhouse, Homeowners Assoc, Meeting Room, Near Schools, Near Shopping, Near Trails/Greenway, Playground, Pool	<b>Patio/Porch:</b> Deck, Glass Enclosed, Rear Porch, Screened
<b>Cooling:</b> Ceiling Fan(s), Central Air, Electric	<b>Pool Features:</b> None
<b>Electric:</b> 220 Volts, 220 Volts in Garage	<b>Pool Private:</b>
<b>Exterior:</b> Private Rear Entry, Private Yard, Rear Stairs	<b>Road Front:</b> City Street
<b>Fencing:</b> None	<b>Road Surface:</b> Paved
<b>Fireplace #:</b> 1	<b>Roof:</b> Shingle
<b>Fireplace:</b> Great Room, Insert	<b>Security:</b> Carbon Monoxide Detectors, Security Lights, Smoke Detector(s)
<b>Flooring:</b> Carpet, Hardwood	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b> None	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Electricity Available, Natural Gas Available, Underground Utilities
<b>Grn Gen:</b> None	<b>View:</b> Trees/Woods
<b>Heating:</b> Central, Electric, Hot Water	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b> None
<b>Interior:</b> Disappearing Attic Stairs, Double Vanity, Entrance Foyer, High Ceilings 10 ft Main, Vaulted, Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Wooded	<b>Windows:</b> Insulated Windows, Wood Frames
<b>Other Equip:</b> Irrigation Equipment	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 14F-0162-LL-068-7  
**Land/Lot:** 0    **District:** 14  
**Plat Book/Page:** 0/0  
**Listing Conditions:** None  
**HOA Phone:** 404-835-9100  
**Owner Finance:** No  
**Association Fee:** \$550 / Annually

**PPIN #/APN:** 6111651  
**Section/GMD:** 0  
**Deed Book/Page:** 65818/414  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0

**Tax/Tax Year:** \$891 / 2022  
**Lot:** 273    **Block:** 0  
**Land Lease:** No    **Lot Dim:** 0  
**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**Master Assoc Fee:** \$0**Assoc Includes:** Maintenance Grounds, Swim, Tennis**Mgmt Co:** Community Management Assoc**Legal Desc:** 273 WALDEN**Home Warranty:** Yes**Phone:** 404-835-9100**Financing:** Cash, Conventional, VA**Email:****Agent License#:** 379716**Firm License#:** H-75043**Office:** [Norman & Associates Atlanta](#)**Show Inst:** Appointment Only, Call Listing Agent, Text Listing Agent, Vacant**Buyer Agency Compensation:** 3%**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent:** [Sudawn Carver](#)**Co-Agent:****Phone/Cell:** 770-906-2514/**Phone/Cell:****Phone/Fax:** 470-223-1981/470-250-0333**Email:** [realtor2008dawn@aol.com](mailto:realtor2008dawn@aol.com)**Occupant Type:** Vacant**Possession:** Close of Escrow**Lockbox:** Combo**BuyBrk Present Offer to Seller:** Yes**Listing Contract Date:** 10/19/2023**Contact:** Sudawn Carver**On-Market Date:** 10/19/2023**Contact Phone:** 770-906-2514**Original List Price:** \$749,000**SOLD INFORMATION****Binding Agremnt Date:** 11/07/2023**Sell Agent:** [Bryan Waters](#)**Sell Company:** [Redfin Corporation](#)**Closing Date:** 01/12/2024    **Sale Price:** \$749,000**Prop Closing Date:** 01/12/2024**Co-Sell Agent:****DOM:** 19**Total DOM:** 19**Sell Office Code:** RDFN01**Costs Paid by Seller:** \$5,000**SP/OLP %:** 100%**Terms:** VA**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

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**Agent Full****MLS System - FMLS**

**List Price:** \$735,000  
**Sales Price:** \$735,000 **CC:** \$20,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7250113  
**280 Parkmont Court**  
**City:** Roswell  
**County:** Fulton - GA  
**Subd/Comp:** Terramont

**Broker:** [BHHS14](#)

**Availability:** No conditions  
**State:** Georgia, 30076  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	1	0
Lower	0	0	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>

Elem:	Hillside	Bus Rte:	Y
Middle:	Haynes Bridge	Bus Rte:	Y
High:	Centennial	Bus Rte:	Y

**Subtype:** Single Family Residence  
**Levels/Stories:** 3 or more  
**Year Built:** 2023  
**Acres/Source:** 0.4220 / Public Records  
**Const:** Cement Siding  
**Arch Style:** Farmhouse

**Condition:** New Construction  
**Sq Ft/Source:** 2,720 / Builder  
**Above Grade Finished Area:** 0  
**Below Grade Finished Area:** 0  
**Below Grade Unfinished Area:** 0  
**Foundation:** Concrete Perimeter

**\$/SF:** \$270.22

**Directions:** 400 North to Exit on Holcomb Bridge. Head east on Holcomb Bridge to left onto Terramont Drive. Take the first right onto Parkmont; home on left in cul de sac.

**Public:** Buyer Incentive! Builder to provide \$10,000 towards buyer's choice of either rate buy down, buyer closing costs or finishing basement. Incredible move in ready NEW CONSTRUCTION! Beautiful urban farmhouse is what dreams are made of. From the rocking chair front porch to the designer fixtures to the super convenient location, you'll love every detail. Main level features bright eat in kitchen with stone countertops, stainless appliances and breakfast bar. Kitchen opens to a large two story family room with warming fireplace and calming views of the deck with its creek and forest setting beyond. Large dining room could easily function as a fabulous home office. Hardwood floors feature a distressed look for high end appeal. Main level also features a full guest suite with bedroom and full bath. Upstairs, you'll find the luxurious primary suite. A large bedroom opens to the private bath and features double sinks, gorgeous granite, stunning free standing soaking tub and separate shower with glass enclosure. Huge closet enjoys custom built-ins for your every need. Two other bedrooms share a full bath. You'll also find a fab flex space -perfect for working from home or to use as a media/play/lounge area. Full unfinished basement stubbed for a bathroom; windows across the back bring in gorgeous daylight. Ready for your custom finishing touches. Wooded backyard with meandering creek is the perfect setting for a firepit and s'mores. No HOA. Swim/tennis memberships available nearby Enjoy all the area has to offer - from nearby swim/tennis/golf clubs to restaurants and nightlife in downtown Roswell, fine shopping at Avalon, concerts at Ameris amphitheater, hiking and kayaking at the Chattahoochee, easy access to 400/85 to head downtown or to the airport. Chattahoochee High School cluster. Custom builders with 30 years experience.

**Private:** Hurry - won't last! Preferred closing attorney - Weissman Law North Fulton office. Custom builders happy to meet with your clients if they're interested in finishing terrace level. One partner holds GA Real Estate License.

**ROOMS**

**Bedroom:** Other  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Breakfast Bar, Cabinets White, Eat-in Kitchen, Pantry, Stone Counters, View to Family Room  
**Dining:** Separate Dining Room  
**Laundry:** Upper Floor  
**Rooms:** Family Room, Loft

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood	<b>Parking Feat:</b> Garage Faces Front, Kitchen Level, Level Driveway
<b>Basement:</b> Bath/Stubbed, Daylight, Unfinished	<b>Parking:</b>
<b>Community:</b> None	<b>Patio/Porch:</b> Deck, Front Porch
<b>Cooling:</b> Central Air	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts, 220 Volts in Laundry	<b>Pool Private:</b>
<b>Exterior:</b> Private Front Entry	<b>Road Front:</b> City Street
<b>Fencing:</b> None	<b>Road Surface:</b> Asphalt
<b>Fireplace #:</b> 1	<b>Roof:</b> Composition
<b>Fireplace:</b> Family Room	<b>Security:</b> Security System Owned
<b>Flooring:</b> Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Sewer Available
<b>Grn Gen:</b> None	<b>View:</b> Trees/Woods
<b>Heating:</b> Forced Air, Natural Gas, Zoned	<b>Water Frntage:</b> 0
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b> None
<b>Interior:</b> Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Cul-De-Sac, Landscaped, Wooded	<b>Windows:</b> Double Panes, Insulated Windows
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [12-2532-0662-032-0](#)  
**Land/Lot:** 682      **District:** 1  
**Plat Book/Page:** 111/121  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:** \$0  
**Master Assoc Fee:** \$0  
**Legal Desc:** 160A

**PPIN #/APN:** 0671924  
**Representative of Property:** No  
**Section/GMD:** 2  
**Deed Book/Page:** 111/121  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** No

**Tax/Tax Year:** \$738 / 2022  
**# of Units to Be Built:** 0  
**Lot:** 160      **Block:** A  
**Land Lease:** No      **Lot Dim:** X  
**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:** \$0

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent:** [AMY PETERS](#)

**Phone/Cell:** 678-429-3087/000-000-0000

**Agent License#:** 262517

**Firm License#:** H-65591      **Co-Agent:**  
**Office:** [Berkshire Hathaway HomeServices Georgia Properties](#)  
**Show Inst:** Anytime Access, Call Listing Agent, Text Listing Agent  
**Buyer Agency Compensation:** 2.5%      **Dual Var Comp:** No  
**Lockbox:** Supra      **LB Location:** Supra  
**BuyBrk Present Offer to Seller:** No      **Contact:** Call Listing Agent  
**Listing Contract Date:** 07/21/2023      **On-Market Date:** 07/21/2023

**Phone/Cell:**  
**Phone/Fax:** 770-475-0505/770-343-9392  
**Email:** [amy.peters@bhhsgeorgia.com](mailto:amy.peters@bhhsgeorgia.com)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow  
**Contact Phone:** 678-429-3087  
**Original List Price:** \$735,000

**SOLD INFORMATION**

<b>Binding Agremnt Date:</b> 11/27/2023	<b>Prop Closing Date:</b> 12/14/2023	<b>DOM:</b> 129	<b>Total DOM:</b> 129
<b>Sell Agent:</b> <a href="#">Benjamin Brown</a>	<b>Co-Sell Agent:</b>	<b>Sell Office Code:</b> DWLI01	
<b>Sell Company:</b> <a href="#">Dwelli Inc.</a>			
<b>Closing Date:</b> 12/14/2023	<b>Sale Price:</b> \$735,000	<b>SP/OLP %:</b> 100%	<b>Terms:</b> Conventional
<b>Monday, January 22, 2024      4:24 PM</b>		<b>Requested By:</b> Kyle Stroud	

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**Agent Full****MLS System - FMLS**

**List Price:** \$730,000  
**Sales Price:** \$720,000 **CC:** \$5,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7231956    **Broker:** [KWCP01](#)  
**2555 Upper Bethany Road**  
**City:** Ball Ground  
**County:** Cherokee - GA  
**Subd/Comp:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	3	2	0
Lower	1	1	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 1  
**Year Built:** 2023  
**Acres/Source:** 2.0000 / Builder  
**Const:** Cement Siding, Frame  
**Arch Style:** Craftsman, Ranch

**SCHOOLS**  
**Elem:** Clayton    **Bus Rte:** Y  
**Middle:** Teasley    **Bus Rte:** Y  
**High:** Cherokee    **Bus Rte:** Y

**Condition:** New Construction  
**Sq Ft/Source:** 3,526 / Builder    **\$/SF:** \$204.20  
**Above Grade Finished Area:** 2,260  
**Below Grade Finished Area:** 996  
**Below Grade Unfinished Area:** 1,264  
**Foundation:** Concrete Perimeter

**Directions:** USE GPS

**Public:** New Construction. Beautiful 4 bedroom, 3 bath home on 2 acres. Partially finished basement with full bath and bedroom. Hardwoods. Gorgeous white kitchen with stone counters and stainless steel appliances. Upgrades galore.

**Private:** Call for access 770-527-4141 Todd Amburgy. Owner is the builder and the agent.

**ROOMS**

**Bedroom:** In-Law Suite/Apartment, Master on Main, Oversized Master  
**Master Bath:** Double Vanity, Separate His/Hers, Separate Tub/Shower  
**Kitchen:** Cabinets White, Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room  
**Dining:** Open Concept, Separate Dining Room  
**Laundry:** Laundry Room  
**Rooms:** Family Room

**FEATURES**

**Accessibility:** Electric HVAC, Hallway(s), Kitchen  
**Appliances:** Dishwasher, Gas Range, Microwave, Range Hood, Tankless Water Heater  
**Basement:** Daylight, Driveway Access, Finished, Finished Bath, Partial  
**Community:** None  
**Cooling:** Ceiling Fan(s), Heat Pump, Zoned  
**Electric:** 110 Volts, 220 Volts  
**Exterior:** Rear Stairs  
**Fencing:** None  
**Fireplace #:** 1  
**Fireplace:** Factory Built, Family Room, Gas Starter, Wood Burning Stove  
**Flooring:** Ceramic Tile, Concrete, Hardwood  
**Grn Bld Cert:** None  
**Green Eff:** None  
**Grn Gen:** None  
**Heating:** Electric, Forced Air, Heat Pump, Zoned  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Coffered Ceiling(s), Crown Molding, Entrance Foyer, High Ceilings 9 ft Lower, High Ceilings 9 ft Main, High Ceilings 10 ft Main, His and Hers Closets, Vaulted, Walk-In Closet(s)  
**Lot Features:** Back Yard, Front Yard, Landscaped, Pasture  
**Other Equip:** None

**Other Struct:** None  
**Parking Feat:** Driveway, Garage, Garage Door Opener, Garage Faces Side, Kitchen Level  
**Parking:**  
**Patio/Porch:** Covered, Deck, Rear Porch  
**Pool Features:** None  
**Pool Private:**  
**Road Front:** County Road  
**Road Surface:** Asphalt  
**Roof:** Composition, Shingle  
**Security:** Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)  
**Sewer:** Septic Tank  
**Spa:** None  
**Utilities:** Cable Available, Electricity Available, Phone Available, Water Available  
**View:** Rural  
**Water Frntage:**  
**Waterfront:** None  
**Water Ament:**  
**Water Source:** Public

**Windows:** Double Panes, Insulated Windows

**Tax ID:** [013N08-00000-032-00E-0000](#)**Land/Lot:** 0    **District:** 0**Plat Book/Page:** 119/1635**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:****Master Assoc Fee:** \$0**Legal Desc:** NA**LEGAL | FINANCIAL | TAX INFORMATION**

**PPIN #/APN:** NA  
**Section/GMD:** 0  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$0 /  
**Lot:** 3    **Block:** 0  
**Land Lease:** No    **Lot Dim:** 407x364x132x335

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**Agent License#:** 360919**Firm License#:** H-47138**Office:** [Keller Williams Realty Community Partners](#)**Show Inst:** Call Listing Agent**Buyer Agency Compensation:** 3%**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent:** [Todd Amburgy](#)  
**Co-Agent:**

**Dual Var Comp:** No

**Phone/Cell:** 770-527-4141/770-527-4141  
**Phone/Cell:**  
**Phone/Fax:** 678-341-7400/678-341-7401  
**Email:** [toddamburgy@bellsouth.net](mailto:toddamburgy@bellsouth.net)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow

**Lockbox:** None**BuyBrk Present Offer to Seller:** No**Listing Contract Date:** 06/14/2023

**Contact:** Todd Amburgy  
**On-Market Date:** 06/14/2023

**Contact Phone:** 770-527-4141  
**Original List Price:** \$730,000

**SOLD INFORMATION**

1/22/24, 2:24 PM

Matrix

**Binding Agremnt Date:** 06/26/2023

**Prop Closing Date:** 07/28/2023

**DOM:** 12      **Total DOM:** 12

**Sell Agent:** [Home Grown Realty Group](#)

**Co-Sell Agent:** [Chandler Smith](#)

**Sell Office Code:** KWWC02

**Sell Company:** [Keller Williams Realty Northwest, LLC.](#)

**Closing Date:** 07/28/2023    **Sale Price:** \$720,000    **Costs Paid by Seller:** \$5,000

**SP/OLP %:** 99%

**Terms:** Conventional

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

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## Agent Full



## MLS System - FMLS

List Price: \$699,900

Sales Price: \$699,900 CC: \$10,350

Closed

**Residential** - DetachedMLS #: 7287526 Broker: [LOKR01](#)[159 Farrington Avenue SE](#)**City:** Atlanta**County:** Fulton - GA**Subd/Comp:** Peoplestown/Summerhill**Availability:** Conditions Exist: See Priv Rmrks**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper** 3 2 0 **Elem:** Barack and Michelle Obama Academy**Bus Rte:** Y**Main** 1 1 0 **Middle:** Martin L. King Jr.**Bus Rte:** Y**Lower** 0 0 0 **High:** Maynard Jackson**Bus Rte:** Y**Total** 4 3 0**Subtype:** Single Family Residence**Condition:** New Construction**Levels/Stories:** 2**\$/SF:** \$267.14**Year Built:** 2023**Sq Ft/Source:** 2,620 / Builder**Acres/Source:** 0.1100 / Public Records**Above Grade Finished Area:** 2,620**Const:** Block, Cedar, HardiPlank Type**Below Grade Finished Area:** 0**Arch Style:** Craftsman**Below Grade Unfinished Area:** 0**Foundation:** Block**Directions:** Agents, please kindly use GPS. Thank you!**Public:**

GET A BELOW 7% INTEREST RATE AND/OR PUT 0% DOWN ON THIS PROPERTY! REACH OUT TO ASK HOW! Welcome home Atlanta to this beautiful new construction home in the heart of the Peoplestown/Summerhill neighborhood. Steps away from Grant Park, this home was brought to the market by neighborhood builders, Winwood Partners. Impeccably constructed, this home is adorned throughout with designer finishes. From the 36 inch Forno stove to the beautiful wood beams and sleek waterfall kitchen island, this house is sure to impress the likes of any buyer! As you step inside the warm "Early American" stained front door, this home greets you with a downstairs bedroom and beautiful open concept floor plan, perfect for the avid home entertainer. As you step further into the home, you will notice the custom craftsman windows as well as the framed in rear porch, with steps down to a great little backyard. It is easy to maintain and has plenty of space to make it your own slice of paradise in the city! As you meander your way upstairs, you will notice the spacious bedrooms, each with large closets, as well as a master bedroom en suite out of your wildest dreams! Complete with a custom fireplace mantel and designer tile, accent wall, the bedroom sets the stage for what is a serene retreat in the primary bathroom. With luxury tile finishes, quartz countertops, and a soaking tub with a beautiful gold light fixture above, this room is sure to be one of the best in the house! Surrounded by beautiful historic homes, in a great location, this home has got to be the one! Reach out to view today, and make this beautiful new construction home your own!

**Private:**

FRESHLY LISTED! Listing Agent number is (770-312-1065). Lockbox code is 6574. Please send offers to [ben@bensellsatl.com](mailto:ben@bensellsatl.com) IN PDF FORMAT and include a bona fide pre-approval letter with offer, or a POF letter. HIGHLY Preferred closing is with GSH Attorneys in Sandy Springs, seller is investor and makes the process much smoother :) Listing agent has financial stake in selling entity. Agents, bring your offers!

**ROOMS**

<b>Bedroom:</b>	None
<b>Master Bath:</b>	Separate His/Hers, Double Shower, Separate Tub/Shower
<b>Kitchen:</b>	Breakfast Bar, Kitchen Island, Pantry
<b>Dining:</b>	Open Concept, Great Room
<b>Laundry:</b>	In Hall, Upper Floor
<b>Rooms:</b>	Office

**FEATURES**

<b>Accessibility:</b>	None	<b>Other Struct:</b>	None
<b>Appliances:</b>	Dishwasher, Gas Range, Range Hood, Refrigerator	<b>Parking Feat:</b>	Driveway
<b>Basement:</b>	Crawl Space	<b>Parking:</b>	<b>Garages:</b>
<b>Community:</b>	Public Transportation, Near Trails/Greenway, Sidewalks, Near Marta	<b>Patio/Porch:</b>	3
<b>Cooling:</b>	Ceiling Fan(s), Central Air	<b>Pool Features:</b>	None
<b>Electric:</b>	220 Volts	<b>Pool Private:</b>	
<b>Exterior:</b>	Private Yard	<b>Road Front:</b>	City Street
<b>Fencing:</b>	Back Yard, Wood	<b>Road Surface:</b>	Asphalt
<b>Fireplace #:</b>	2	<b>Roof:</b>	Composition
<b>Fireplace:</b>	Electric, Family Room, Master Bedroom	<b>Security:</b>	Closed Circuit Camera(s), Carbon Monoxide Detectors
<b>Flooring:</b>	Hardwood, Carpet	<b>Sewer:</b>	Public Sewer
<b>Grn Bld Cert:</b>		<b>Spa:</b>	None
<b>Green Eff:</b>	Insulation, HVAC, Windows	<b>Utilities:</b>	Sewer Available, Water Available, Natural Gas Available, Electricity Available
<b>Grn Gen:</b>	None	<b>View:</b>	Other
<b>Heating:</b>	Radiant, Central	<b>Water Frntage:</b>	
<b>HERS Index:</b>		<b>Waterfront:</b>	None
<b>Horse Amen:</b>	None	<b>Water Ament:</b>	
<b>Interior:</b>	High Ceilings 10 ft Main	<b>Water Source:</b>	Public
<b>Lot Features:</b>	Back Yard, Landscaped	<b>Windows:</b>	Double Panes, Insulated Windows
<b>Other Equip:</b>	None		

**LEGAL | FINANCIAL | TAX INFORMATION**

<b>Tax ID:</b> <a href="#">14-0055-0009-002-2</a>	<b>PPIN #/APN:</b> 14 -0055-0009-002-2	<b>Tax/Tax Year:</b> \$940 / 2023
<b>Land/Lot:</b> 0	<b>District:</b> 0	<b>Lot:</b> 0 <b>Block:</b> 0
<b>Plat Book/Page:</b> 0/0	<b>Section/GMD:</b> 0	<b>Land Lease:</b> No <b>Lot Dim:</b> 0
<b>Listing Conditions:</b> None	<b>Deed Book/Page:</b>	<b>Assessment Due/Contemplated:</b> No
<b>HOA Phone:</b>	<b>Special Circumstances:</b> Owner/Agent	<b>Assumable:</b> No
<b>Owner Finance:</b> No	<b>HOA Rent Restriction:</b> No	<b>Initiation Fee:</b>
<b>Association Fee:</b>	<b>Owner 2nd:</b> No	<b>Financing:</b> Cash, Conventional, FHA, VA
<b>Master Assoc Fee:</b> \$0	<b>Swim/Tennis:</b> \$0	
<b>Legal Desc:</b> 0	<b>Home Warranty:</b> No	

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

<b>Agent License#:</b> 396762	<b>Agent:</b> <a href="#">Benjamin Winwood</a>	<b>Phone/Cell:</b> 770-312-1065/770-312-1065
<b>Firm License#:</b> H-78580	<b>Co-Agent:</b>	<b>Phone/Cell:</b>
<b>Office:</b> <a href="#">LoKation Real Estate, LLC</a>		<b>Phone/Fax:</b> 404-348-0420/

**Show Inst:** Call Listing Agent, Showing Service**Buyer Agency Compensation:** 3%**Compensation Comments:** N/A**Lockbox:** Combo**BuyBrk Present Offer to Seller:** No**Listing Contract Date:** 10/09/2023**Dual Var Comp:** No**LB Location:** Lockbox on front door, 6574 is code.**Contact:** Ben Winwood**On-Market Date:** 10/09/2023**Email:** [ben@bensellsatl.com](mailto:ben@bensellsatl.com)**Occupant Type:** Vacant**Possession:** Negotiable**Contact Phone:** 770-312-1065**Original List Price:** \$729,900**SOLD INFORMATION****Binding Agreemnt Date:** 12/03/2023**Prop Closing Date:** 01/03/2024**DOM:** 55      **Total DOM:** 55**Sell Agent:** [Leslie Collins](#)**Co-Sell Agent:****Sell Office Code:** BHHS07**Sell Company:** [Berkshire Hathaway HomeServices Georgia Properties](#)**Closing Date:** 01/03/2024    **Sale Price:** \$699,900**Costs Paid by Seller:** \$10,350**SP/OLP %:** 96%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

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**Agent Full****MLS System - FMLS**

**List Price:** \$699,900  
**Sales Price:** \$690,000 **CC:** \$9,000  
**Closed**

**Residential** - Detached  
**MLS #:** 7244637    **Broker:** [STTR01](#)  
**658 Rockbridge Rd NW**  
**City:** Lilburn  
**County:** Gwinnett - GA  
**Subd/Comp:** N/A

Lvls	Bdrms	Baths	Hlf Bth
Upper	1	1	0
Main	3	2	0
Lower	2	1	0
Total	6	4	0

**Subtype:** Single Family Residence  
**Levels/Stories:** 3 or more  
**Year Built:** 2023  
**Acres/Source:** 0.8300 / Builder  
**Const:** Brick 4 Sides  
**Arch Style:** Traditional

**SCHOOLS**

<b>Elem:</b> Lilburn	<b>Bus Rte:</b>
<b>Middle:</b> Lilburn	<b>Bus Rte:</b>
<b>High:</b> Meadowcreek	<b>Bus Rte:</b>

**Condition:** New Construction  
**Sq Ft/Source:** 3,790 / Builder  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Slab

**\$/SF:** \$182.06

**Directions:** GPS IS ACCURATE. YOU WILL SEE BROKERAGE AND BUILDER'S SIGN FROM THE ROAD.

**Public:** \*\*\*BACK ON MARKET, LAST UNIT REMAINING\*\*\* NEW CONSTRUCTION 3-STORY HOME in LILBURN !! APPOINTMENT ONLY. PLEASE CONTACT STRONG TOWER REALTY TO SCHEDULE. Check out this STUNNING 6 bedrooms, 4 bathrooms homes located right on Rockbridge Road, walking distance from Lawrenceville Hwy and Rockbridge Park. The first floor is the ground, and you are greeted by custom-built 8 ft. Red Oak double doors. The first floor contains an office, an in-law suite (bedroom and full bathroom). You are sure to be mesmerized by gracious high ceilings, the open-concept living, kitchen and dining area. The second floor is home two 2 nicely-sized bedrooms as well as the oversized Owner's Suite which contains a walk-closet, shower, tub and dual vanities. This suite is front-facing and contains it's own private balcony! The third floor is a private suite (bedroom and bathroom) with a multi-purpose loft area. Floating stairs and iron rails throughout the home!

**Private:**

**ROOMS**

**Bedroom:** In-Law Suite/Apartment, Oversized Master  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Breakfast Bar, Cabinets White, Kitchen Island, Pantry, View to Family Room  
**Dining:** Open Concept, Seats 12+  
**Laundry:** In Hall, Laundry Room, Upper Floor  
**Rooms:** Bonus Room, Family Room, Great Room - 2 Story, Living Room, Loft, Master Bathroom, Master Bedroom, Media Room

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Electric Range, Microwave	<b>Parking Feat:</b> Driveway, Garage
<b>Basement:</b> None	<b>Parking:</b> Garages: 2    Parking: 6
<b>Community:</b> None	<b>Patio/Porch:</b> None
<b>Cooling:</b> Ceiling Fan(s), Central Air	<b>Pool Features:</b> None
<b>Electric:</b> None	<b>Pool Private:</b>
<b>Exterior:</b> None	<b>Road Front:</b> County Road
<b>Fencing:</b> None	<b>Road Surface:</b> Concrete
<b>Fireplace #:</b> 1	<b>Roof:</b> Composition, Other
<b>Fireplace:</b> Family Room	<b>Security:</b> None
<b>Flooring:</b> Carpet, Hardwood	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
<b>Grn Gen:</b> None	<b>View:</b> Other
<b>Heating:</b> Forced Air	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b> None
<b>Interior:</b> Double Vanity, Entrance Foyer 2 Story, High Ceilings 10 ft Lower, Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Other	<b>Windows:</b> None
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [R6162-260](#)  
**Land/Lot:** N/A    **District:** N/A  
**Plat Book/Page:** N/A/N/A  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Desc:** N/A

**PPIN #/APN:** N/A  
**Section/GMD:** N/A  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** No

**Tax/Tax Year:** \$0 / 2022  
**Lot:** N/A    **Block:** N/A  
**Land Lease:** No    **Lot Dim:** 0

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 418778  
**Firm License#:** H-51939  
**Office:** [Strong Tower Realty, Inc.](#)  
**Show Inst:** Appointment Only  
**Buyer Agency Compensation:** 2.5%  
**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 07/26/2023

**Agent:** [Kimberly Nwanze](#)  
**Co-Agent:** [Bernice Rodriguez Liriano](#)

**Dual Var Comp:** No

**Contact:** Kim Nwanze  
**On-Market Date:** 07/26/2023

**Phone/Cell:** 404-637-6005/404-637-6005  
**Phone/Cell:** 754-422-9765/754-422-9765  
**Phone/Fax:** 770-559-1321/770-936-1954  
**Email:** [knwanze13@gmail.com](mailto:knwanze13@gmail.com)  
**Occupant Type:** Vacant

**Contact Phone:** 404-637-6005  
**Original List Price:** \$699,900

**SOLD INFORMATION****Binding Agremnt Date:** 09/12/2023**Sell Agent:** [LOURDES MOSCOSO](#)**Sell Company:** [EXP Realty, LLC.](#)**Closing Date:** 10/19/2023    **Sale Price:** \$690,000**Prop Closing Date:** 10/13/2023**Co-Sell Agent:****DOM:** 48**Total DOM:** 48**Sell Office Code:** EXPR01**SP/OLP %:** 99%**Terms:** Conventional**Monday, January 22, 2024****4:24 PM****Requested By:** Kyle Stroud

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Agent Full



## MLS System - FMLS

**List Price:** \$575,000  
**Sales Price:** \$650,000 CC: \$0  
**Closed**

**Residential** - Detached  
**MLS #:** 7297171    **Broker:** REVP01  
**796 BEECHWOOD Avenue SW**

**City:** Atlanta  
**County:** Fulton - GA  
**Subd/Comp:** Capitol View

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	2	1	0
Lower	0	0	0
<b>Total</b>	<b>5</b>	<b>3</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/Source:** 0.1690 / Public Records  
**Const:** HardiPlank Type  
**Arch Style:** Craftsman

**Availability:** No conditions

**State:** Georgia, 30310-4207  
**Lake:** None

**SCHOOLS**

<b>Elem:</b> T. J. Perkerson	<b>Bus Rte:</b> Y
<b>Middle:</b> Sylvan Hills	<b>Bus Rte:</b> Y
<b>High:</b> Booker T. Washington	<b>Bus Rte:</b> Y

**Condition:** New Construction  
**Sq Ft/Source:** 2,590 / Builder  
**Above Grade Finished Area:** 2,590  
**Below Grade Finished Area:** 0  
**Below Grade Unfinished Area:**  
**Foundation:** Slab

**Directions:** GPS

**Public:** Brand New Construction & Steps from the Atlanta BeltLine. This five-bedroom, three-bath modern craftsman features an open concept layout, 10' ceilings on the main level, a kitchen made for hosting with views of your gas fireplace, a spacious Primary Suite with his/hers walk-in closets, hardwoods throughout, a dedicated laundry room space, and a large back deck. Natural light fills this home, adding to its character and charm. The Kitchen boasts gorgeous quartz countertops, a large 7' island with counter-height seating, custom range hood, an above range pot filler, stainless steel appliances, thoughtfully chosen finishes, and overlooks the Dining & Den. Retreat to the oversized Primary Suit - which features his & hers walk-in closets and bath with a double vanity, and an oversized double standing shower. The main level features a Living, Dining, Kitchen, Den, Guest Room, Office or Fifth Bedroom, and Full Bath. The upstairs with 9' ceilings features the Primary Suite, Two Additional Bedrooms, Dedicated Laundry Room with Butcher Block Countertop for desk/craft space, and Full Bath with Hall Access. Walk out to the spacious back deck - dine Al Fresco just off the kitchen or enjoy a night around the fire pit in the private, landscaped back yard. Home is currently under construction. Photos shown are from the model home, and the actual home may slightly differ. Well located in Capital View, a few blocks from the BeltLine entrance, Adair Park Playground, Aluma Farms and walking distance to Lee & White Street which is home to Monday Night Garage Brewery, Boxcar Restaurant, Best End Brewery, Wild Heaven Brewery, Honey Suckle Gelato and much more. This is a thoughtfully designed home in a lovely neighborhood - it won't last long. Schedule a showing before it's gone!

**Private:** Home is currently under construction, scheduled to finish 11/30. Please note, Jonathan Davis is a licensed agent as well as a member of the owning entity of this property. Text Jonathan at 678.458.7614 for questions/inquiries.

**ROOMS**

**Bedroom:** Oversized Master  
**Master Bath:** Double Vanity, Double Shower, Shower Only  
**Kitchen:** Cabinets White, Stone Counters, Kitchen Island, View to Family Room  
**Dining:** Open Concept, Great Room  
**Laundry:** Laundry Room, Upper Floor  
**Rooms:** Den, Laundry, Office, Great Room - 1 Story

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Disposal, Refrigerator, Gas Range, Range Hood	<b>Parking Feat:</b> Driveway, Level Driveway, On Street
<b>Basement:</b> None	<b>Parking:</b> Garages: 2
<b>Community:</b> Near Beltline, Public Transportation, Near Trails/Greenway, Park, Playground, Street Lights, Near Marta, Near Schools	<b>Patio/Porch:</b> Covered, Deck, Front Porch, Rear Porch
<b>Cooling:</b> Central Air, Electric	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts	<b>Pool Private:</b>
<b>Exterior:</b> Rear Stairs, Rain Gutters	<b>Road Front:</b> City Street
<b>Fencing:</b> None	<b>Road Surface:</b> Asphalt
<b>Fireplace #:</b> 1	<b>Roof:</b> Shingle
<b>Fireplace:</b> Gas Log, Great Room	<b>Security:</b> None
<b>Flooring:</b> Hardwood, Ceramic Tile, Carpet	<b>Sewer:</b> Public Sewer
<b>Grn Bld Cert:</b> None	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available

<b>Grn Gen:</b> None	<b>View:</b> City
<b>Heating:</b> Central, Heat Pump, Electric	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b>
<b>Interior:</b> High Ceilings 10 ft Main, High Ceilings 9 ft Upper, Double Vanity, Disappearing Attic Stairs, His and Hers Closets, Walk-In Closet(s)	<b>Water Source:</b> Public

**Lot Features:** Back Yard, Cleared, Level, Front Yard  
**Other Equip:** None

**Windows:** Double Panes**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** 14-0105-0005-024-0  
**Land/Lot:** 105    **District:** 14

**PPIN #/APN:** 14-0105-0005-024-0**Plat Book/Page:** 134/200**Section/GMD:** 0**Listing Conditions:** None**Deed Book/Page:****HOA Phone:****Special Circumstances:** Owner/Agent**Owner Finance:** No**HOA Rent Restriction:** No**Association Fee:****Owner 2nd:** No**Master Assoc Fee:** \$0**Swim/Tennis:** \$0

**Legal Desc:** ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 105 OF 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 19, BLOCK "A" OF THE SUBDIVISION OF C.H. GLASS AND T.O. HATHCOCK PROPERTY,

ACCORDING TO A SURVEY OF PLAT BY E.W. ROBERTS, CE., JANUARY, 1929, OF FILE IN PLAT BOOK 134, PAGE 200, FULTON COUNTY RECORDS.

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

<b>Agent License#:</b> 404504	<b>Agent:</b> <a href="#">Jonathan Davis</a>	<b>Phone/Cell:</b> 678-458-7614/678-458-7614
<b>Firm License#:</b> H-77366	<b>Co-Agent:</b>	<b>Phone/Cell:</b>
<b>Office:</b> <a href="#">Revival Properties Atlanta, LLC</a>		<b>Phone/Fax:</b> 678-782-8387/000-000-0000
<b>Show Inst:</b> Appointment Only, Showing Service, Text Listing Agent, Vacant		<b>Email:</b> <a href="mailto:jedavis7@gmail.com">jedavis7@gmail.com</a>
<b>Buyer Agency Compensation:</b> 3%	<b>Dual Var Comp:</b> No	<b>Occupant Type:</b> Vacant
<b>Lockbox:</b> Combo	<b>LB Location:</b> Front Door	
<b>BuyBrk Present Offer to Seller:</b> No	<b>Contact:</b> Jonathan Dais	<b>Contact Phone:</b> 678-458-7614
<b>Listing Contract Date:</b> 10/31/2023	<b>On-Market Date:</b> 10/31/2023	<b>Original List Price:</b> \$575,000

**SOLD INFORMATION**

<b>Binding Agremnt Date:</b> 11/03/2023	<b>Prop Closing Date:</b> 12/11/2023	<b>DOM:</b> 3	<b>Total DOM:</b> 3
<b>Sell Agent:</b> <a href="#">Beth Nix</a>	<b>Co-Sell Agent:</b>	<b>Sell Office Code:</b> ATCM05	
<b>Sell Company:</b> <a href="#">Atlanta Communities</a>			
<b>Closing Date:</b> 12/18/2023	<b>Sale Price:</b> \$650,000	<b>SP/OLP %:</b> 113%	<b>Terms:</b> Conventional
<b>Monday, January 22, 2024      4:24 PM</b>		<b>Requested By:</b> Kyle Stroud	

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**Agent Full****MLS System - FMLS**

**List Price:** \$689,000  
**Sales Price:** \$650,000 **CC:** \$0  
**Closed**

**Residential** - Detached  
**MLS #:** 7257401      **Broker:** [ARPG01](#)  
**460 Mill Ridge Road**  
**City:** Hiawassee  
**County:** Towns - GA  
**Subd/Comp:** Pres at Mill Ridge

Lvls	Bdrms	Baths	Hlf Bth
Upper	2	1	0
Main	1	1	1
Lower	0	0	0
<b>Total</b>	3	2	1

**Subtype:** Single Family Residence  
**Levels/Stories:** 3 or more  
**Year Built:** 2023  
**Acres/Source:** 1.0300 / Public Records  
**Const:** Cement Siding  
**Arch Style:** Craftsman

**SCHOOLS**  
**Elem:** Towns County  
**Middle:** Towns County Comprehensive(PK-12)  
**High:** Towns County

**Bus Rte:**  
**Bus Rte:**  
**Bus Rte:**

**Condition:** New Construction  
**Sq Ft/Source:** 2,100 / Builder  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:** Concrete Perimeter

**\$/SF:** \$309.52

**Directions:** GPS

**Public:** Enjoy round views of Brasstown Bald from nearly anywhere in this home! Great plan, large master on main with separate tub/shower and walk-in closet; secondary bedrooms and loft upstairs; hardwood and tile throughout; indoor and outdoor fireplaces; quartz countertops, under cabinet lighting. No HOA or rental restrictions! Adjacent one acre lot available. One year builder warranty. Gas logs, bath accessories and mirrors still to be installed. Builder incentives include refrigerator, front load washer and dryer and \$10K to use for interest buy down or closing costs\*.

**Private:** Vacant, please use ST. \*Builder will include a refrigerator, front load washer and dryer and \$10K in builder incentives with full price offer received by 9/7/23.

**ROOMS**

**Bedroom:** Master on Main  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Kitchen Island, Pantry, Solid Surface Counters, View to Family Room  
**Dining:** Separate Dining Room  
**Laundry:** Laundry Room, Main Level  
**Rooms:** Basement, Great Room - 2 Story, Kitchen, Laundry, Loft

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Double Oven, Gas Cooktop, Microwave	<b>Parking Feat:</b> Driveway
<b>Basement:</b> Bath/Stubbed, Daylight, Full, Unfinished, Walk Out	<b>Carports:</b> Garages: Parking: Covered, Deck, Front Porch, Rear Porch
<b>Community:</b> None	<b>Patio/Porch:</b> None
<b>Cooling:</b> Ceiling Fan(s), Central Air, Heat Pump	<b>Pool Features:</b> None
<b>Electric:</b> 110 Volts	<b>Pool Private:</b> None
<b>Exterior:</b> Rain Gutters	<b>Road Front:</b> Private Road
<b>Fencing:</b> None	<b>Road Surface:</b> Paved
<b>Fireplace #:</b> 2	<b>Roof:</b> Composition
<b>Fireplace:</b> Family Room, Gas Log, Gas Starter, Living Room, Outside	<b>Security:</b> Smoke Detector(s)
<b>Flooring:</b> Ceramic Tile, Hardwood	<b>Sewer:</b> Septic Tank
<b>Grn Bld Cert:</b>	<b>Spa:</b> None
<b>Green Eff:</b> None	<b>Utilities:</b> Underground Utilities
<b>Grn Gen:</b> None	<b>View:</b> Mountain(s)
<b>Heating:</b> Electric, Heat Pump	<b>Water Frntage:</b>
<b>HERS Index:</b>	<b>Waterfront:</b> None
<b>Horse Amen:</b> None	<b>Water Ament:</b>
<b>Interior:</b> Beamed Ceilings, Double Vanity, High Ceilings 10 ft Lower, High Ceilings 10 ft Main, Vaulted, Walk-In Closet(s)	<b>Water Source:</b> Public
<b>Lot Features:</b> Landscaped, Wooded	<b>Windows:</b> Insulated Windows
<b>Other Equip:</b> None	

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [0046-315](#)      **District:** 18  
**Land/Lot:** 224      **Section/GMD:** 1  
**Plat Book/Page:** 36/105      **Deed Book/Page:** 703/341  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Desc:** #15 THE PRESERVE @MILL CK

**Tax/Tax Year:** \$91 / 2022  
**Lot:** 15      **Block:** 0  
**Land Lease:** No      **Lot Dim:** 0

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 381820      **Agent:** [Lisa Stewart](#)  
**Firm License#:** H-66286      **Co-Agent:**  
**Office:** [American Realty Professionals of Georgia, LLC](#)  
**Show Inst:** Anytime Access, Text Listing Agent, Vacant  
**Buyer Agency Compensation:** 3%  
**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 08/21/2023

**Dual Var Comp:** No  
**LB Location:** Front porch  
**Contact:** Lisa Stewart  
**On-Market Date:** 08/21/2023

**Phone/Cell:** 770-601-1841/  
**Phone/Cell:**  
**Phone/Fax:** 855-399-8721/770-929-1156  
**Email:** [lisastewartrealty@gmail.com](mailto:lisastewartrealty@gmail.com)  
**Occupant Type:** Vacant

**Contact Phone:** 770-601-1841  
**Original List Price:** \$689,000

**SOLD INFORMATION**

**Binding Agreemt Date:** 09/01/2023

**Prop Closing Date:** 10/02/2023

**DOM:** 11

**Total DOM:** 11

1/22/24, 2:24 PM

Matrix

**Sell Agent:** [Audrey Cann](#)

**Co-Sell Agent:**

**Sell Office Code:** MTBR28

**Sell Company:** [BHGFE Metro Brokers](#)

**Closing Date:** 10/02/2023

**Sale Price:**

\$650,000

**Costs Paid by Seller:** \$0

**SP/OLP %:** 94%

**Terms:** Cash

**Monday, January 22, 2024**

**4:24 PM**

**Requested By:** Kyle Stroud

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

Agent Full

MLS System - FMLS

List Price: \$669,900  
 Sales Price: \$650,000 CC: \$13,000  
 Closed



**Residential** - Detached  
**MLS #:** 7214270  
**298 Poplar Street**  
**City:** Buford  
**County:** Gwinnett - GA  
**Subd/Comp:** None

Broker: [PCHS01](#)

**Availability:** No conditions  
**State:** Georgia, 30518  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	1	1	0
Lower	0	0	0
<b>Total</b>	<b>5</b>	<b>3</b>	<b>0</b>

**SCHOOLS**  
**Elem:** Buford  
**Middle:** Buford  
**High:** Buford  
**Bus Rte:** Y  
**Bus Rte:** Y  
**Bus Rte:** Y

**Subtype:** Single Family Residence  
**Levels/Stories:** 2  
**Year Built:** 2023  
**Acres/SOURCE:** 0.8090 / Builder  
**Const:** Brick 4 Sides, Brick Front  
**Arch Style:** Craftsman

**Condition:** New Construction  
**Sq Ft/Source:** 2,750 / Builder  
**Above Grade Finished Area:** 2,750  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:** 1,375  
**Foundation:** See Remarks  
**\$/SF:** \$236.36

**Directions:** From Buford Dr (GA-20), Turn right onto S Lee St. Turn left onto W Main St. Turn right onto W. Shadburn Ave. Turn left onto Poplar St NE.

**Public:** MOVE IN READY! Brand new modern craftsman style home downtown Buford! Covered front porch and welcoming entry. Private dining room and a large open family room featuring a custom tile fireplace, shiplap and a coffered ceiling. Stainless steel gas cooktop, vent hood and microwave/oven combo. Walk-in pantry, quartz countertops, built-in desk and a breakfast area with custom-made bench seating. One bedroom and full bathroom on the main floor, perfect for an in-law suite, home office or playroom. The upper level hosts a huge media room/loft with canned lights. Three additional bedrooms and one full bath. The master retreat features a tray ceiling, frameless shower, soaking tub and double vanity. Massive walk-in closet and laundry room access off the master and hall. Covered cozy back porch with fan overlooking the private wooded backyard. 3 car side entry garage and a full unfinished basement. No HOA and located in the highly acclaimed Buford City School district.

**Private:** Please make sure all appointments are scheduled through Showingtime. Call or text Bret at 678-665-1266 with questions. Closing attorney to be Jeffrey Pruitt Jr. PC. Builder offering 10k towards closing.

**ROOMS**

**Bedroom:** In-Law Suite/Apartment, Split Bedroom Plan  
**Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub  
**Kitchen:** Breakfast Room, Cabinets White, Kitchen Island, Pantry Walk-In, View to Family Room  
**Dining:** Seats 12+, Separate Dining Room  
**Laundry:** Upper Floor  
**Rooms:** Bonus Room, Dining Room, Family Room, Laundry, Master Bedroom

**FEATURES**

<b>Accessibility:</b> None	<b>Other Struct:</b> None
<b>Appliances:</b> Dishwasher, Gas Cooktop, Microwave	<b>Parking Feat:</b> Attached, Driveway, Garage, Garage Door Opener
<b>Basement:</b> Bath/Stubbed, Daylight, Unfinished	<b>Parking:</b>
<b>Community:</b> Near Schools, Near Shopping, Near Trails/Greenway	<b>Carports: Garages:</b> 3 <b>Parking:</b>
<b>Cooling:</b> Ceiling Fan(s), Central Air	<b>Patio/Porch:</b> Front Porch, Rear Porch
<b>Electric:</b> Other	<b>Pool Features:</b> None
<b>Exterior:</b> Private Yard	<b>Pool Private:</b>
<b>Fencing:</b> None	<b>Road Front:</b> Other
<b>Fireplace #:</b> 1	<b>Road Surface:</b> Asphalt
<b>Fireplace:</b> Factory Built, Family Room	<b>Roof:</b> Composition
<b>Flooring:</b> Carpet, Hardwood	<b>Security:</b> Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
<b>Grn Bld Cert:</b>	<b>Sewer:</b> Public Sewer
<b>Green Eff:</b> Thermostat	<b>Spa:</b> None
<b>Grn Gen:</b> None	<b>Utilities:</b> Electricity Available, Natural Gas Available, Water Available
<b>Heating:</b> Forced Air, Natural Gas	<b>View:</b> Trees/Woods
<b>HERS Index:</b>	<b>Water Frntage:</b>
<b>Horse Amen:</b> None	<b>Waterfront:</b> None
<b>Interior:</b> Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, High Ceilings 10 ft Main, Walk-In Closet(s)	<b>Water Ament:</b>
<b>Lot Features:</b> Back Yard	<b>Water Source:</b> Public
<b>Other Equip:</b> None	<b>Windows:</b> Insulated Windows

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [R7293-052B](#)  
**Land/Lot:** 0 **District:** 7  
**Plat Book/Page:** 00155/00067  
**Listing Conditions:** None  
**HOA Phone:**  
**Owner Finance:** No  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Desc:** Poplar St lot 3

**PPIN #/APN:** 7293-052B  
**Section/GMD:** 0  
**Deed Book/Page:**  
**Special Circumstances:** Owner/Agent  
**HOA Rent Restriction:** No  
**Owner 2nd:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** Yes

**Tax/Tax Year:** \$1 / 2022  
**Lot:** 3 **Block:** 0  
**Land Lease:** No **Lot Dim:** 0x0

**Assessment Due/Contemplated:** No  
**Assumable:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 287379  
**Firm License#:** H-75803  
**Office:** [Peach State Realty](#)  
**Show Inst:** Appointment Only, Showing Service  
**Buyer Agency Compensation:** 3%

**Agent:** [Bret Muetzelfeld](#)  
**Co-Agent:** [Elizabeth Muetzelfeld](#)

**Dual Var Comp:** No

**Phone/Cell:** 678-665-1266/678-665-1266  
**Phone/Cell:** 678-446-6562/678-446-6562  
**Phone/Fax:** 678-765-7785/  
**Email:** [bretmuetz@gmail.com](mailto:bretmuetz@gmail.com)  
**Occupant Type:** Vacant  
**Possession:** Close of Escrow

**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 05/09/2023

**Contact:** Bret Muetzelfeld  
**On-Market Date:** 05/09/2023

**Contact Phone:** 678-665-1266  
**Original List Price:** \$669,900

**SOLD INFORMATION**

**Binding Agremnt Date:** 08/30/2023      **Prop Closing Date:** 09/27/2023      **DOM:** 113      **Total DOM:** 351  
**Sell Agent:** [NICK NGUYEN](#)      **Co-Sell Agent:**       **Sell Office Code:** FURR01  
**Sell Company:** [First United Realty, Inc.](#)  
**Closing Date:** 09/22/2023      **Sale Price:** \$650,000      **Costs Paid by Seller:** \$13,000      **SP/OLP %:** 97%  
**Monday, January 22, 2024**      **4:24 PM**      **Terms:** Conventional  
**Requested By:** [Kyle Stroud](#)

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**Search Criteria**

Property Type is 'Residential'  
Originating System Name is 'First Multiple Listing Service'  
Property is 'Residential Detached'  
Status is 'Closed'  
Status Contractual Search Date is 01/22/2024 to 07/26/2023  
Country is 'United States'  
Special Circumstances is 'Owner/Agent'  
Property Condition is 'New Construction'  
Selected 25 of 70 results.