

Agent Full**MLS System - FMLS****\$6,500,000
Active**

Residential - Detached
MLS #: 7320657
3244 Stillhouse Road
City: Atlanta
County: Cobb - GA
Subd/Comp: N/a

Broker: [ATFH04](#)**Availability:** No conditions**State:** Georgia, 30339
Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	3	0
Main	1	2	1
Lower	1	1	0
Total	5	6	1

SCHOOLS

Elem: Teasley
Middle: Campbell
High: Campbell

Bus Rte: Y
Bus Rte: Y
Bus Rte: Y

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2020
Acres/Source: 6.7230 / Owner
Const: Brick 4 Sides, Cement Siding
Arch Style: European

Condition: Resale
Sq Ft/Source: 8,539 / Public Records **\$/SF:** \$761.21
Above Grade Finished Area: 5,815
Below Grade Finished Area: 2,724
Below Grade Unfinished Area: 805
Foundation: Brick/Mortar

Directions: From Cobb Pkwy - Paces Mill rd SE, right on Stillhouse Rd. Home is located at the end of the road. Home is gated.

Public: Located in the heart of Vinings, this private gated estate sits in a park like setting on 6.75 acres surrounded by a beautiful creek and old growth trees. Delivered in the fall of 2021, this state-of-the-art home celebrates the ultimate indoor-outdoor living experience. The architecture and floor plan were specifically designed for each room to interact with amazing vistas and natural light. On the main floor the space weaves together a chef's kitchen including a Lacanche range custom made in France, a Sub-Zero Refrigerator and Freezer Tower. The walk-in pantry includes an additional sink, dishwasher, and wine refrigerator. Adjacent to the living room is a covered porch with magnificent view into the creek and woods. This private indoor-outdoor spaced is surrounded by the sounds of rushing water, songbirds, owls and the breeze blowing through old-growth hardwoods. The porch also includes retractable screens and plastic panels along with a stunning 15-feet tall fireplace. A step outside the main floor kitchen is a large stone courtyard facing the woods and framed beautiful planting beds and a water feature. Augmenting the courtyard is a covered outdoor kitchen that includes a Griddle and Green Egg with an exhaust hood, hot water sink, plenty of storage space. His and her primary bathroom boasts a heated tile floor and two large walk-in closets. Home has a generator, whole house filtration system, and an elevator shaft. The large attached three car garage includes 14-foot ceiling which easily allow for lift to house up to six cars. Also included is an electric vehicle charging station and storage area. The basement level is an entertainer's dream with 12-foot ceilings that includes a bar, kitchen, game area and a large seating area adjacent to a floor-to-ceiling masonry fireplace. The entertainment space spills out onto a covered stone porch that embraces beautiful views of the creek and woods with stairs that connect to a lighted stone walking path that leads down to a Creekside firepit. Short walk to Vinings Jubilee Village, where more than a dozen restaurants and high-end shopping await your visit. With an Atlanta address and low Cobb County taxes, this property sits a mile from I-75 & 285 offering easy access to Buckhead, Midtown, Downtown and the airport. For a family with school age children, Westminster, Lovett and Pace Academy are an easy 10-minute drive from this luxury home. You will feel like you are at a vacation resort!

Private: This home is situated on 2.88 acres. Homeowner purchased additional 3.843 acres behind home. There are 2 separate legal descriptions, located in documents attached to the listing. The almost 4 acres is included in the price of the home. Appointment only. Please provide a 24 hour notice for showings. Listing agent or her husband will be available for all questions and explanation of this unique property. Verifiable proof of qualification required when requesting appointment. No exceptions.

ROOMS

Bedroom: Master on Main, Oversized Master
Master Bath: Separate His/Hers, Separate Tub/Shower, Soaking Tub
Kitchen: Cabinets Stain, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room
Dining: Open Concept
Laundry: Laundry Room, Main Level, Upper Floor
Rooms: Exercise Room, Family Room, Loft, Office

FEATURES

Accessibility:	Doors	Other Struct:	Outdoor Kitchen
Appliances:	Dishwasher, Disposal, ENERGY STAR Appliances, Gas Range, Range Hood, Refrigerator	Parking Feat:	Attached, Driveway, Garage, Garage Door Opener, Parking Pad, Storage, Vehicle Charging Station(s)
Basement:	Bath/Stubbed, Daylight, Exterior Entry, Finished, Finished Bath, Full	Parking:	Carports: Garages: 3 Parking: 0
Community:	Gated, Near Schools, Near Shopping, Near Trails/Greenway, Street Lights	Patio/Porch:	Covered, Front Porch, Screened
Cooling:	Ceiling Fan(s), Central Air, Window Unit(s), Zoned	Pool Features:	None
Electric:	220 Volts in Garage, 220 Volts in Laundry, Generator	Pool Private:	No
Exterior:	Courtyard, Garden, Private Front Entry, Private Rear Entry, Rear Stairs	Road Front:	County Road
Fencing:	Back Yard, Privacy, Wood, Wrought Iron	Road Surface:	Paved
Fireplace #:	3	Roof:	Composition, Metal, Ridge Vents, Shingle
Fireplace:	Basement, Family Room, Gas Starter, Masonry, Outside	Security:	Carbon Monoxide Detectors, Security Gate
Flooring:	Hardwood	Sewer:	Public Sewer
Grn Bld Cert:	None	Spa:	None
Green Eff:	None	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen:	None	View:	Creek/Stream, Other
Heating:	Forced Air, Hot Water, Zoned	Water Frtage:	0
HERS Index:	None	Waterfront:	Creek
Horse Amen:	None	Water Ament:	
Interior:	Beamed Ceilings, Central Vacuum, Disappearing Attic Stairs, Entrance Foyer, High Ceilings 9 ft Main, High Ceilings 10 ft Main, High Ceilings 10 ft Lower, His and Hers Closets, Walk-In Closet(s)	Water Source:	Public
Lot Features:	Back Yard, Creek On Lot, Front Yard, Landscaped, Private, Wooded	Windows:	Insulated Windows
Other Equip:	Generator, Irrigation Equipment		

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [17-0977-0-014-0](#)**PPIN #/APN:** 17-0977-0-014-0-0000-0-00
Representitive of Property: No**Tax/Tax Year:** \$9,885 / 2022
of Units to Be Built: 0

Land/Lot: 0977 **District:** 17TH
Plat Book/Page: 0/0
Listing Conditions: None
HOA Phone:
Owner Finance: No
Association Fee: \$0
Master Assoc Fee: \$0

Legal Desc: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA,
LYING WITHIN LAND LOT 0977, IDENTIFIED AS TAX PARCEL 014, ON THE FIELD

[LISTING AGENT](#) | [OWNER](#) | [SHOWING INSTRUCTIONS](#)

Agent License#: 242489 **Agent:** [JESSICA HUFFMAN](#)
Firm License#: H-57502 **Co-Agent:**
Office: [Atlanta Fine Homes Sotheby's International](#)
Show Inst: Appointment Only, Call Listing Agent, No Sign
Buyer Agency Compensation: 3%
Dual Var Comp: No
Lockbox: None
LB Location: Contact Agent
Contact: Jessica Huffman
BuyBrk Present Offer to Seller: No
On-Market Date: 01/05/2024
Listing Contract Date: 01/05/2024

Lot: 0 **Block:** 0
Land Lease: No **Lot Dim:** 502x277x251x481
Assessment Due/Contemplated: No
Assumable: No
Initiation Fee: \$0

Phone/Cell: 404-784-7774/404-784-7774
Phone/Cell:
Phone/Fax: 770-604-1000/000-000-0000
Email: jessicahuffman@atlantafinehomes.com
Occupant Type: Owner
Contact Phone: 404-784-7774
Original List Price: \$6,500,000 **Act DOM:** 20

Thursday, January 25, 2024 **11:00 AM**

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****\$5,999,000
Active****Residential** - Detached

MLS #: 7300523

3206 Arden Road

City: Atlanta

County: Fulton - GA

Subd/Comp: Buckhead

Lvls	Bdrms	Baths	Hlf Bth
Upper	6	4	0
Main	1	2	2
Lower	0	0	0
Total	7	6	2

SCHOOLSElem: Morris Brandon
Middle: Willis A. Sutton
High: North AtlantaBus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2000
Acres/Source: 1.2000 / Owner
Const: Stucco
Arch Style: European

Condition: Updated/Remodeled
Sq Ft/Source: 17,887 / Owner
Above Grade Finished Area: 0
Below Grade Finished Area: 0
Below Grade Unfinished Area: 0
Foundation: Slab

\$/SF: \$335.38

Directions: Google Maps

Public: Truly one of a kind, gated executive home built for entertaining. Open pocket doors to reveal seamless indoor/ outdoor experience featuring bar, kitchen and dual view projector. Custom theater features fully reclining chairs, state of the art sound system, star ceilings, and bar with backlit onyx counters. Master Suite is fit for a king and queen with walk in closets, custom tadelakt shower with overhead, rain shower, 8 jets and standalone tub. Professional \$500k+ audio/visual system with high end speakers in virtually all rooms. Relax around breathtaking pool with fire bowls, deck jets, and hot tub. Too many features to name including sauna, library, and game room

Private: Text 770 842 4560 for an appointment. Prior to showing/lockbox code please provide us with proof of funds or a pre-approved letter. send to -Offers@jarhouse.com Please submit any offers for this property through our Offer Portal, found here: <https://jarhouse.force.com/Offers/s/> or offers@jarhouse.com

ROOMS

Bedroom: In-Law Suite/Apartment, Master on Main
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Bar, Breakfast Room, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Solid Surface Counters
Dining: Great Room, Seats 12+
Laundry: Laundry Room, Other
Rooms: Bonus Room, Den, Exercise Room, Family Room, Game Room - 2 Story, Library, Media Room, Office

FEATURES

Accessibility: Doors	Other Struct: None
Appliances: Dishwasher, Disposal, Microwave, Refrigerator	Parking Feat: Attached, Garage, Parking Pad
Basement: None	Parking: Carports: Garages: 4 Parking: 4
Community: None	Patio/Porch: Patio
Cooling: Ceiling Fan(s), Central Air	Pool Features: Heated, In Ground, Private
Electric: None	Pool Private: Yes
Exterior: Private Yard	Road Front: Other
Fencing: None	Road Surface: Paved
Fireplace #: 5	Roof: Composition
Fireplace: Other Room	Security: Security Gate
Flooring: Ceramic Tile, Hardwood	Sewer: Public Sewer
Grn Bld Cert:	Spa: None
Green Eff: None	Utilities: Electricity Available
Grn Gen: None	View: Pool
Heating: Forced Air, Natural Gas	Water Frtage: 0
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament: None
Interior: Bookcases, Double Vanity, High Ceilings 9 ft Lower, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, Sauna, Vaulted, Walk-In Closet(s), Wet Bar	Water Source: Public
Lot Features: Level, Private	Windows: Skylight(s)
Other Equip: Home Theater	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** 17-0142-LL-053-3**Land/Lot:** 0 **District:** 0**Plat Book/Page:** 0/0**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:****Master Assoc Fee:** \$0**Legal Desc:** 0**PPIN #/APN:** 0**Section/GMD:** 0**Deed Book/Page:****Special Circumstances:** Owner/Agent, Sold As/Is**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Home Warranty:** No**Tax/Tax Year:** \$45,849 / 2021**Lot:** 0**Block:** 0**Land Lease:** No**Lot Dim:** 0**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$0**Agent License#:** 322005**Firm License#:** H-77752**Office:** Jar House LLC**Show Inst:** Anytime Access, Showing Service, Vacant**Buyer Agency Compensation:** 3.0%**Lockbox:** Other**BuyBrk Present Offer to Seller:** Yes**Listing Contract Date:** 11/07/2023**Agent:** Zareh Najarian**Co-Agent:****Dual Var Comp:** No**Contact:** Zareh Najarian**On-Market Date:** 11/07/2023**Phone/Cell:** 470-639-8910/**Phone/Cell:****Phone/Fax:** 470-639-8910/000-000-0000**Email:** offers@jarhouse.com**Occupant Type:** Owner**Contact Phone:** 470-639-8910**Original List Price:** \$5,999,000**Act DOM:** 79**Thursday, January 25, 2024****11:00 AM****Requested By: Kyle Stroud**

Agent Full**MLS System - FMLS****\$4,850,000
Active****Residential** - Detached

MLS #: 7306564

Broker: [EVNGO1](#)[937 Richards Branch Road](#)

City: Morganton

County: Fannin - GA

Subd/Comp: n/a

Availability: No conditions

Office: [Engel & Volkers North Georgia Mountains](#)
Show Inst: Appointment Only, Call Listing Agent
Buyer Agency Compensation: 2%
Lockbox: None
BuyBrk Present Offer to Seller: No
Listing Contract Date: 11/22/2023

Dual Var Comp: No

Contact: Lucy Small
On-Market Date: 11/22/2023

Phone/Fax: 706-406-5572/404-581-5844
Email: lucy.small@evmountains.com
Occupant Type: Owner
Contact Phone: 305-930-1022
Original List Price: \$4,850,000
Act DOM: 64

Thursday, January 25, 2024 **11:00 AM**

Requested By: Kyle Stroud

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Agent Full**MLS System - FMLS****\$3,999,900
Active****Residential** - Detached

MLS #: 7158770

[2640 Hermitage Drive](#)

City: Cumming

County: Forsyth - GA

Subd/Comp: Creekstone Estates

Lvls	Bdrms	Baths	Hlf Bth
Upper	6	6	0
Main	2	2	2
Lower	0	0	0
Total	8	8	2

SCHOOLS

Elem: Shiloh Point

Bus Rte: Y

Middle: Piney Grove

Bus Rte: Y

High: Denmark High School

Bus Rte: Y

Subtype: Single Family Residence**Condition:** Resale**Levels/Stories:** 2**Sq Ft/Source:** 17,226 / Public Records **\$/SF:** \$232.20**Year Built:** 2009**Above Grade Finished Area:** 11,484**Acres/Source:** 1.1300 / Public Records**Below Grade Finished Area:** 377**Const:** Brick 4 Sides, Stone**Below Grade Unfinished Area:** 5,365**Arch Style:** European, French Provincial**Foundation:** Concrete Perimeter

Directions: 400N to Exit 13, turn right. Right on Stoney Point, left into Creekstone Estates on Flint Creek Drive. Left on Hermitage Drive follow, house on your Left.

Public: Exceptionally designed North Atlanta estate inspired by the European Castles. This stunning custom home comes with a circular driveway, porte-cochere, motor court, and four-car garage! The architectural detail is exquisite, particularly the ceiling detail and materials used throughout. The covered front porch leads to elegant custom iron doors that set the tone for the splendor of this fabulous home. Two-story foyer resplendent in rich millwork, marble floors & beautiful architectural details opens to a stunning floating circular stair with custom handrail and a beautiful dome ceiling. Beautiful living room that has a rotunda featuring a beautiful dome ceiling for your baby grand piano. The banquet-sized dining room has exclusive custom woodwork wall paneling, a combination of hardwood and marble floors, and a unique tray ceiling. The grand room has a barrel ceiling, a large fireplace with a custom marble mantle, and French doors to the back patio. Elegant gentleman's home office featuring a fireplace with French-style marble mantle and built-in cabinets. CHEF'S KITCHEN offers a 48" WOLF RANGE with 24" griddle, WOLF Convection Oven/Microwave, 48" SUB-ZERO refrigerator, BEVERAGE CENTER, two sinks with touch faucets, a large island with granite countertop with double edge and view to the keeping room and beautiful backyard. The keeping room features a beautiful 12" H limestone fireplace and ceiling beams. TWO OVERRSIZED OWNER'S SUITE: one on the main level and one on the second floor! Each Primary Bedroom features wonderful natural light, sitting areas, fireplaces, tray ceilings, luxurious bathrooms, large walk-in closets, and spectacular views of the property. Additional guest bedroom on the main level with private bathroom. Two beautifully appointed powder rooms. The mudroom has lockers, a family command center & laundry room completing the main floor. OVERRSIZED secondary bedrooms have en-suite bathrooms & large closets. Two additional laundry rooms on the second floor. Separate large In-law Suite apartment with a kitchenette, family room, bedroom, bathroom, private entry, and parking space. Elevator shaft. Central vacuum throughout the house. The terrace level is 50% completed, all mechanicals are installed, and is just ready for drywall and your personal touch. Incredibly detailed and intriguing carpentry work. The terrace level is designed to include a home theater, bar with a separate catering kitchen behind the bar, gym, large wine cellar, family room, game area, music room with a karaoke stage, two bedrooms, two bathrooms, a powder room, and sauna. Exceptional quality and energy-efficient, open-cell spray foam insulation / Icynene, circulating hot water, April Air HVAC filters, fresh air intake, HVAC Heat Pumps, insulated windows, and doors. New Roof, Gutters & Downspouts 2019. The possibilities are endless with the outdoor spaces surrounding the compound. Exceptional execution and design, unsurpassed craftsmanship, and exquisite stonework. The property has a level backyard and is professionally landscaped with lush gardens. Plenty of room for a pool and basketball court. Timeless architecture and details make this estate truly one of a kind in a great location in the North of Atlanta area. Minutes to the best restaurants and shopping, great hospitals (Emory Johns Creek Hospital and Northside Forsyth Hospital), a great school district, and much more. Avalon, Halcyon, and Downtown Alpharetta are located within 8-15 minutes of driving time from the property. 31 minutes of driving time to Buckhead and 44 minutes to Hartsfield-Jackson Atlanta International Airport. Great neighborhood amenities package: 9,000 Sq. Ft Designer Clubhouse/Event Hall, Eleven Lighted Tennis Courts, Tennis Pro, and Fitness Center, Six Lane Jr. Olympic Pool, Clubhouse, 2nd Swimming Pool, Competitive Swimming and Tennis Leagues, Play Field, Tot Lot, Outdoor Basketball Court, and Lakes. Let us welcome you to your new home! Owner/Agent

Private: Exceptional execution and design, unsurpassed craftsmanship, and exquisite work. Builder's personal home. The seller requests verifiable Proof of Funds Letter or Pre-approval Letter from the Lender financing the purchase before scheduling the showing. Please give a minimum of 24-hour notice to show. The Listing Agent will be present at all showings. Call/Text the Listing Agent at 678-469-5683 to schedule the showing. All parties (Agent/Buyers) must complete a Confidentiality and Non-Disclosure Agreement, F825, with the listing agent before the TOUR. NO photography or videography is allowed.

ROOMS

Bedroom:	Double Master Bedroom, In-Law Suite/Apartment, Master on Main
Master Bath:	Double Vanity, Separate His/Hers, Separate Tub/Shower, Whirlpool Tub
Kitchen:	Breakfast Bar, Breakfast Room, Cabinets Stain, Keeping Room, Kitchen Island, Pantry Walk-In, Second Kitchen, Stone Counters, View to Family Room, Wine Rack
Dining:	Seats 12+, Separate Dining Room
Laundry:	Laundry Room, Main Level, Upper Floor
Rooms:	Bonus Room, Computer Room, Family Room, Game Room, Great Room - 1 Story, Library, Living Room

FEATURES

Accessibility:	Entrance, Hallway(s)	Other Struct:	Other
Appliances:	Dishwasher, Disposal, Double Oven, ENERGY STAR Appliances, Gas Range, Indoor Grill, Microwave, Range Hood, Refrigerator, Self Cleaning Oven	Parking Feat:	Attached, Detached, Garage, Garage Faces Side, Kitchen Level, Level Driveway, Parking Pad
Basement:	Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry, Unfinished	Parking:	Carports: 4 Parking: 8
Community:	Clubhouse, Fitness Center, Homeowners Assoc, Lake, Near Shopping, Near Trails/Greenway, Playground, Pool, Sidewalks, Street Lights, Swim Team, Tennis Court(s)	Patio/Porch:	Covered, Deck, Front Porch, Patio, Rear Porch
Cooling:	Ceiling Fan(s), Central Air, Heat Pump, Zoned	Pool Features:	None
Electric:	110 Volts, 220 Volts, 220 Volts in Laundry	Pool Private:	
Exterior:	Balcony, Courtyard, Gas Grill, Private Rear Entry, Private Yard	Road Front:	County Road, State Road
Fencing:	None	Road Surface:	Asphalt, Paved
Fireplace #:	5	Roof:	Composition, Copper
Fireplace:	Great Room, Keeping Room, Master Bedroom, Other Room	Security:	Carbon Monoxide Detectors, Security System Leased, Smoke Detector(s)
Flooring:	Ceramic Tile, Hardwood, Stone	Sewer:	Public Sewer
Grn Bld Cert:	EarthCraft Home	Spa:	None
Green Eff:	Appliances, HVAC, Insulation, Thermostat, Water Heater, Windows	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available,

Grn Gen: None
Heating: Central, Electric, Heat Pump, Zoned
HERS Index:
Horse Amen: None
Interior: Beamed Ceilings, Bookcases, Central Vacuum, Coffered Ceiling(s), Disappearing Attic Stairs, Double Vanity, Elevator, Entrance Foyer, Entrance Foyer 2 Story, High Ceilings 10 ft Lower, High Ceilings 10 ft Main, High Ceilings 10 ft Upper
Lot Features: Back Yard, Landscaped, Level, Private
Other Equip: Air Purifier, Irrigation Equipment

View: Underground Utilities, Water Available
Water Frntage: Other
Waterfront: None
Water Ament:
Water Source: Public

Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [109-000-307](#)
Builder: Alex Custom Homes, LLC
Land/Lot: 666 **District:** 2
Plat Book/Page: 103/6-12
Listing Conditions: None
HOA Phone: 770-667-0595
Owner Finance: No
Association Fee: \$1,700 / Annually
Master Assoc Fee: \$0
Assoc Includes: Swim, Tennis, Trash
Mgmt Co: Creekstone Estate HOA
Legal Desc: Ask Listing Agent for Legal Description.

PPIN #/APN: 000000151403
Section/GMD: 1
Deed Book/Page:
Special Circumstances: Owner/Agent
HOA Rent Restriction: No
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: No
Phone:

Tax/Tax Year: \$18,113 / 2023
Lot: 254 **Block:** 0
Land Lease: No **Lot Dim:** x
Assessment Due/Contemplated: Yes
Assumable: No
Initiation Fee: \$2,000
Financing: Cash, Conventional, FHA, VA
Email: courtney.utch@hms-inc.net

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 257039
Firm License#: H-76320
Office: Homelux Realty Pro, LLC.
Show Inst: Appointment Only
Buyer Agency Compensation: 3%
Lockbox: None
BuyBrk Present Offer to Seller: Yes
Listing Contract Date: 01/04/2023

Agent: [Anisa Kimmig](#)
Co-Agent:
Dual Var Comp: No
Contact: AnisaKimmig
On-Market Date: 01/11/2023

Phone/Cell: 678-469-5683/678-469-5683
Phone/Cell:
Phone/Fax: 404-457-6465/000-000-0000
Email: anisakimmig@msn.com
Occupant Type: Owner
Possession: Close of Escrow
Contact Phone: 678-469-5683
Original List Price: \$3,999,900 **Act DOM:** 379

Thursday, January 25, 2024 11:00 AM

Requested By: Kyle Stroud

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Agent Full**MLS System - FMLS**
\$3,499,000
Active
Residential - Detached

MLS #: 7322493

Broker: [DACO01](#)[2980 Habersham Way NW](#)

City: Atlanta

County: Fulton - GA

Subd/Comp: Buckhead

Availability: Conditions Exist: See Priv Rmrks**State:** Georgia, 30305-2816**Lake:** None

BuyBrk Present Offer to Seller: No
Listing Contract Date: 01/10/2024

Contact: Ashley Bundy
On-Market Date: 01/10/2024

Contact Phone: 404-358-3594
Original List Price: \$3,499,000
Act DOM: 15

Thursday, January 25, 2024 **11:00 AM**

Requested By: Kyle Stroud

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Agent Full**MLS System - FMLS****\$3,295,000
Active****Residential** - Detached

MLS #: 7285107

754 Myrtle Street NE

City: Atlanta

County: Fulton - GA

Subd/Comp: Midtown

Broker: EAVA01

Availability: No conditions**State:** Georgia, 30308-1405**Lake:** None

Lvl's Bdrms Baths Hlf Bth

Upper	5	4	0
Main	1	1	0
Lower	0	0	0
Total	6	5	0

SCHOOLS

Bus Rte:
Bus Rte:
Bus Rte:

Elem: Springdale Park
Middle: David T Howard
High: Midtown

Subtype: Single Family Residence**Levels/Stories:** 3 or more**Year Built:** 1920**Acres/SOURCE:** 0.2686 / Public Records**Const:** Cement Siding**Arch Style:** French Provincial, Traditional**Condition:** Resale**Sq Ft/Source:** 6,000 / Owner **\$/SF:** \$549.17**Above Grade Finished Area:** 6,000**Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Block, Concrete Perimeter, Pillar/Post/Pier**Directions:** GPS**Public:**

The new darling of Midtown. Stunning 3 story Grand Foyer with 36'H ceiling adorned with dual 11' high stained glass windows, custom travertine grand staircase and floors on main. True gourmet chef's kitchen with Exotic Granite waterfall island housing a wood pull out breakfast bar & Custom Cabinetry, Professional SS 48" Wolf gas cooktop, French door chef's oven and an additional 2nd combination oven with speed cook, microwave, convection and proofing, ice machine, wine fridge, warming drawer, fridge / freezer, 2 pantries, 2 pot fillers, utility with additional fridge & freezer, dining area, 2 breakfast bars & home-work station all overlooking the pool. Fabulous Great room with iron bifold doors creating an indoor / outdoor oasis to entertain in the expansive back yard with AstroTurf, extra-large heated pool, multiple sitting/eating/grilling/firepit areas for 12 months of fun. Formal living room & open plan dining room, main floor office/bedroom with built-ins, full bathroom, 1st and 2nd floor laundries, Scandinavian Sauna. 2nd floor has gorgeous Grand Owner's Retreat with vaulted ceiling & spectacular luxury bathroom including a circular spa tub, huge shower & double floating vanity, 2 sets of iron doors to fitness room & your private deck. This private deck overlooks the pool & Midtown skyline perfect for Yoga, coffee or relaxing with a glass of your favorite. 3 x large secondary bedrooms, 2 bathrooms. hand scraped hardwood floors. 3rd Floor houses the secondary suite with amazing city and Midtown views, Large shower with an incredible view, extra long waterfall/spa tub with mood lighting. Generous 38' x 11' front porch with swing, room to dine, relax and play. Fully fenced front and back yards. Parking for 6 vehicles off alleyway. 3 Car Garage with 2nd floor storage, gated driveway large enough for boat/ truck, parking for 2 vehicles on garage forecourt. Unfinished basement, Walk to Piedmont Park, Marta, Fabulous Fox Theatre, many restaurants and bars, botanical gardens, schools and more. One of a kind, renovated top to toe.

Private: By Appointment only, Please use Showing time, 24-48 hours notice, Listing agent must accompany. Call Judith Walton-Wormull 312-493-6601 or Hanne Marie 404 246 6226. Property is agent owned, House fully renovated inside and out, parking for 6 cars.

ROOMS**Bedroom:** Oversized Master, Sitting Room**Master Bath:** Separate His/Hers, Skylights, Vaulted Ceilings, Whirlpool Tub**Kitchen:** Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island, Other Surface Counters, Pantry, Pantry Walk-In, Solid Surface Counters, Stone Counters, View to Family Room**Dining:** Great Room, Open Concept**Laundry:** In Hall, Laundry Room, Main Level, Upper Floor**Rooms:** Bedroom, Bonus Room, Great Room - 1 Story, Kitchen, Laundry, Office, Sun Room**FEATURES****Accessibility:** Kitchen**Appliances:** Dishwasher, Disposal, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Washer, Other**Basement:** Unfinished**Community:** None**Cooling:** Ceiling Fan(s), Central Air**Electric:** 110 Volts, 220 Volts, 220 Volts in Garage**Exterior:** Balcony, Garden, Gas Grill, Private Front Entry, Private Rear Entry**Fencing:** Back Yard, Fenced, Front Yard, Wrought Iron**Fireplace #:** 2**Fireplace:** Family Room, Gas Log, Living Room**Flooring:** Ceramic Tile, Hardwood, Other**Grn Bld Cert:** None**Green Eff:** None**Grn Gen:** None**Heating:** Central, Forced Air**HERS Index:****Horse Amen:** None**Interior:** Beamed Ceilings, Bookcases, Cathedral Ceiling(s), Double Vanity, Entrance Foyer, Entrance Foyer 2 Story, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, His and Hers Closets, Sauna, Walk-In Closet(s)**Lot Features:** Back Yard, Front Yard, Landscaped, Private**Other Equip:** None**Other Struct:** Garage(s)**Parking Feat:** Driveway, Garage, Garage Door Opener, Garage Faces Rear, Kitchen Level, Level Driveway**Parking:** Carports: 3 **Gardens:** 3 **Parking:** 3

Deck, Enclosed, Front Porch

Patio/Porch: Gunite, Heated, In Ground, Private**Pool Features:** Yes**Pool Private:** City Street**Road Surface:** None**Roof:** Shingle**Security:** Carbon Monoxide Detectors, Fire Alarm, Secured Garage/Parking, Security Gate, Security Lights, Smoke Detector(s)**Sewer:** Public Sewer**Spa:** None**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available**View:** City**Water Frntage:****Waterfront:** None**Water Ament:****Water Source:** Public**Windows:** Plantation Shutters, Shutters**Tax ID:** 14-0049-0006-051-1**Land/Lot:** 49**District:** 14**Plat Book/Page:** 0/0**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:****PPIN #/APN:** 0997374**Section/GMD:** 0**Deed Book/Page:****Special Circumstances:** Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Tax/Tax Year:** \$12,924 / 2022**Lot:** 0**Block:** 0**Land Lease:** No**Lot Dim:** x**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:**

Master Assoc Fee: \$0
Legal Desc: x

Home Warranty: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 412243

Firm License#: H-76000

Office: [Engel & Volkers Atlanta](#)

Show Inst: Appointment Only, Call Listing Agent, See Remarks

Buyer Agency Compensation: 3%

Lockbox: None

BuyBrk Present Offer to Seller: No

Listing Contract Date: 10/05/2023

Agent: [Judith Walton Wormull](#)

Co-Agent: [Hanne Marie Schibilsky](#)

Dual Var Comp: No

Contact: Judith

On-Market Date: 10/05/2023

Phone/Cell: 312-493-6601/

Phone/Cell: 404-246-6226/404-246-6226

Phone/Fax: 404-845-7724/404-581-5844

Email: judith@evatlanta.com

Occupant Type: Owner

Contact Phone: 312-493-6601

Original List Price: \$3,295,000

Act DOM: 112

Thursday, January 25, 2024 **11:00 AM**

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****\$2,799,999
Active****Residential** - Detached

MLS #: 7306501

Broker: [EVNG01](#)**Availability:** No conditions[98 Mountain Tops Street](#)

City: Blue Ridge

County: Fannin - GA

Subd/Comp: n/a

**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper****Main****Lower****Total**

2

2

2

6

1

2

1

4

0

0

0

2

Elem: Fannin - Other**Middle:** Fannin - Other**High:** Fannin County**Bus Rte:****Bus Rte:****Bus Rte:****Subtype:** Single Family Residence**Levels/Stories:** 3 or more**Year Built:** 2023**Acres/SOURCE:** 2.8000 / Public Records**Const:** Cement Siding, Stone**Arch Style:** Contemporary/Modern, Country**Condition:** New Construction**Sq Ft/Source:** 6,000 / Owner**\$/SF:** \$466.67**Above Grade Finished Area:** 6,000**Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Concrete Perimeter**Directions:** Take highway 515 toward Blue Ridge from Atlanta. Make a left on Bullen Gap Rd and then a left onto Mountain Tops Rd. First left on Mountain Tops St.**Public:** Brand new luxury modern mountain home fully equipped for the whole family and all your friends. Only minutes from town and sitting in complete privacy on acreage with no neighbors, this home features 6 large bedrooms, huge ensuite baths, and high end finishes and appliances. Enjoy fully paved roads, a large pavilion with full kitchen, heated saltwater pool with spa, and poolhouse. An included additional lot sits next door to build or keep! Offered fully furnished and decorated, this exceptional home was custom designed and engineered to feature luxurious touches at every turn. Featuring custom made maple cabinetry and butler's pantry, heated bathroom floors, imported French oak hardwood floors and Japanese shou sugi ban walls, every room is loaded with rustic features and intricate details making this home unique. Featured brands include Native Trails tubs and sinks, Smeg pro chef appliances, Weathershield windows and doors, Farrow and Ball paint and wallpaper, and Cosentino quartz countertops. The home is also loaded with helpful home features like whole home audio, cameras, smart thermostats and alarm system. Endless entertaining spaces show beautifully both inside and out. This hidden gem also features a 65' waterfall aged with moss, perennial irises and lily of the valley, and mature magnolias, cherry blossoms and Japanese maple trees. Loaded with amenities, this is the perfect mountain home for lasting comfort and relaxation.**Private:** Please call for a showing to Lucy Small 305-930-1022.**ROOMS**

Bedroom: Master on Main, Oversized Master, Split Bedroom Plan
Master Bath: Double Vanity, Separate His/Hers, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Second Kitchen, Stone Counters, View to Family Room
Dining: Open Concept, Separate Dining Room
Laundry: In Basement, Laundry Room, Lower Level
Rooms: Bonus Room, Computer Room, Family Room, Game Room, Living Room, Loft, Media Room, Office, Sun Room

FEATURES

Accessibility: None	Other Struct: Cabana, Gazebo, Outdoor Kitchen, Pergola, Pool House
Appliances: Dishwasher, Disposal, Dryer, Electric Cooktop, Electric Oven, ENERGY STAR Appliances, Gas Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer	Parking Feat: Driveway, Garage, Garage Faces Front, Garage Faces Side
Basement: Daylight, Driveway Access, Exterior Entry, Finished, Finished Bath	Parking: Carparks: 3 Parking: 4
Community: None	Patio/Porch: Covered, Deck, Rear Porch
Cooling: Attic Fan, Ceiling Fan(s), Central Air, Zoned	Pool Features: Heated, In Ground, Private
Electric: 110 Volts, 220 Volts in Garage, 220 Volts in Laundry	Pool Private: Yes
Exterior: Balcony, Garden, Private Front Entry, Private Rear Entry	Road Front: Private Road
Fencing: None	Road Surface: Concrete
Fireplace #: 2	Roof: Composition, Shingle
Fireplace: Basement, Double Sided, Family Room, Great Room, Living Room, Outside	Security: Carbon Monoxide Detectors, Closed Circuit Camera(s), Fire Alarm, Security Lights, Security Service, Security System Owned, Smoke Detector(s)
Flooring: Ceramic Tile, Hardwood	Sewer: Septic Tank, Other
Grn Bld Cert:	Spa: Private
Green Eff: Appliances, Doors, Insulation, Lighting, Thermostat, Windows	Utilities: Cable Available, Electricity Available, Phone Available, Underground Utilities, Water Available
Grn Gen: None	View: Mountain(s)
Heating: Central, Forced Air, Radiant	Water Frntage:
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament:
Interior: Beamed Ceilings, Bookcases, Double Vanity, High Ceilings 9 ft Lower, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, High Speed Internet, Smart Home, Walk-In Closet(s), Wet Bar	Water Source: Public
Lot Features: Back Yard, Cul-De-Sac, Lake On Lot, Private, Wooded	Windows: Insulated Windows, Skylight(s)
Other Equip: Home Theater	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [0053-B-023](#)**Land/Lot:** 317**District:** 0**PPIN #/APN:** 14697**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:** \$2,147 / 2022**Lot:** 46&47**Block:** 0**Land Lease:** No**Lot Dim:** x**HOA Phone:****Owner Finance:** No**Association Fee:****Master Assoc Fee:** \$0**Legal Desc:** 8-2 LL317 LT46,47 DB1319-173* 2.80 ACS**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:****Agent License#:** 427711**Firm License#:** H-80458**Office:** [Engel & Volkers North Georgia Mountains](#)**Show Inst:** Call Listing Agent**Buyer Agency Compensation:** 3%**Agent:** [Lucy Small](#)**Co-Agent:****Phone/Cell:** 202-855-1140/202-855-1140**Phone/Cell:****Phone/Fax:** 706-406-5572/404-581-5844**Email:** lucy.small@evmountains.com**Occupant Type:** Vacant**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Dual Var Comp:** No

Lockbox: None

BuyBrk Present Offer to Seller: No

Listing Contract Date: 11/22/2023

Contact: Lucy Small

On-Market Date: 11/22/2023

Contact Phone: 305-930-1022

Original List Price: \$2,799,999

Act DOM: 64

Thursday, January 25, 2024 11:00 AM

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****\$2,700,000
Active**

Residential - Detached
MLS #: 7324585 **Broker:** PHPA01
906 Winall Down Road NE
City: Atlanta **State:** Georgia, 30319-1142
County: Fulton - GA **Lake:** None
Subd/Comp: Brookhaven

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

SCHOOLS

Elem: Sarah Rawson Smith
Middle: Willis A. Sutton
High: North Atlanta

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2019
Acres/Source: 0.4630 / Public Records
Const: Brick 4 Sides
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 5,500 / Owner
Above Grade Finished Area:
Below Grade Finished Area:
Below Grade Unfinished Area:
Foundation: None

\$/SF: \$490.91**Directions:** GPS Friendly

Public: Situated within the charming Historic Brookhaven neighborhood, this exquisite residence graces a coveted corner lot. Boasting the epitome of luxury, this 5-bedroom, 5-full-bath home welcomes you with an inviting open-concept living space. The convenience of a 3-car garage, complete with a well-appointed mudroom and lockers, sets the tone for this extraordinary property. One of the three elegant gas starter fireplaces is the centerpiece of the expansive master suite, exuding opulence. A marble bathroom adorns the suite, featuring his and her sinks, spacious closets, a garden tub, and a generously sized glassed-in shower. The second level of this home presents four well-appointed bedrooms, each with its own bath. Throughout the home, 5-inch red oak floors exude warmth and style, with the potential for the main floor to serve as a fifth bedroom if desired. The main level boasts 10-foot ceilings, creating a sense of grandeur, while the second and third levels offer 9-foot ceilings. The third floor unveils a guest suite and a large playroom, complete with a charming balcony for a breath of fresh air. An elevator shaft and shiplap accents are featured throughout this meticulously designed home. In close proximity, Nancy Creek Park beckons with its scenic trails, offering a serene escape just moments away. An outdoor fireplace provides the perfect setting for outdoor gatherings and relaxation. 3 appraisals completed less than 1 year ago at \$2,900,000, walk into instant equity! Willing to negotiate all of the furniture with the sale of the home.

Private: Pre approval must be provided before showing. Agent/Owner. 4% commission to Buyers Brokerage.

ROOMS

Bedroom: In-Law Suite/Apartment, Oversized Master, Sitting Room
Master Bath: Double Vanity, Separate His/Hers, Separate Tub/Shower
Kitchen: Breakfast Bar, Breakfast Room, Cabinets White, Eat-in Kitchen, Kitchen Island, Solid Surface Counters
Dining: Open Concept, Separate Dining Room
Laundry: Laundry Room, Sink
Rooms: Bonus Room, Family Room

FEATURES

Accessibility: None	Other Struct: None
Appliances: Dishwasher, Disposal, Double Oven, Gas Oven, Gas Water Heater, Microwave	Parking Feat: Driveway, Garage, Garage Faces Side, Level Driveway
Basement: None	Parking:
Community: Near Shopping	Carports: Deck, Screened
Cooling: Ceiling Fan(s), Central Air	Garages: 3
Electric: None	Parking:
Exterior: Private Front Entry, Private Rear Entry, Private Yard	Pool Features: None
Fencing: None	Pool Private: No
Fireplace #: 3	Road Front: City Street, County Road
Fireplace: Gas Log, Living Room, Master Bedroom, Outside	Road Surface: Asphalt, Paved
Flooring: Hardwood	Roof: Composition
Grn Bld Cert:	Security: None
Green Eff: None	Sewer: Public Sewer
Grn Gen: None	Spa: None
Heating: Electric, Natural Gas	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
HERS Index:	View: Other
Horse Amen: None	Water Frntage:
Interior: Beamed Ceilings, Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, High Ceilings 10 ft Main, His and Hers Closets, Walk-In Closet(s), Wet Bar	Waterfront: None
Lot Features: Back Yard, Corner Lot, Landscaped	Water Ament:
Other Equip: None	Water Source: Public
	Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 17-0011-0002-001-7 **District:** 0
Land/Lot: 0 **Plat Book/Page:** 0/0
Listing Conditions: None
HOA Phone:
Owner Finance: No
Association Fee:
Master Assoc Fee: \$0
Legal Desc: NA

PPIN #/APN: 1896657
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: \$21,114 / 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#: 374529
Firm License#: H-62466
Office: HomeSmart
Show Inst: Appointment Only
Buyer Agency Compensation: 4%

Agent: Anthony Thomas
Co-Agent:

Dual Var Comp: No

Lockbox: Supra
BuyBrk Present Offer to Seller: No

Contact: Anthony

Phone/Cell: 205-422-2254/205-422-2254
Phone/Cell:
Phone/Fax: 404-876-4901/404-478-8495
Email: atsellsrealty@gmail.com
Occupant Type: Vacant
Possession: Negotiable

Contact Phone: 205-422-2254

Listing Contract Date: 01/15/2024

On-Market Date: 01/15/2024

Original List Price: \$2,700,000 **Act DOM:** 10

Thursday, January 25, 2024 11:00 AM

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****\$2,700,000
Active**

Residential - Detached
MLS #: 7317204 **Broker:** CBRB02
3085 RHODENHAVEN Drive NW
City: Atlanta **State:** Georgia, 30327-1225
County: Fulton - GA **Lake:** None
Subd/Comp: Castlewood Estates

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

SCHOOLS

Elem: Morris Brandon
Middle: Willis A. Sutton
High: North Atlanta

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2017
Acres/SOURCE: 0.5030 / Public Records
Const: Brick 4 Sides
Arch Style: Craftsman

Condition: Resale
Sq Ft/Source: 6,718 / Appraiser **\$/SF:** \$401.91
Above Grade Finished Area: 6,718
Below Grade Finished Area:
Below Grade Unfinished Area:
Foundation: Concrete Perimeter, Slab

Directions: 75 N to Exit 254 Moores Mill Rd. Right on Northside Parkway. Right onto Rhodenhaven Dr. Home would be on your left.

Public: Magnificent private gated Buckhead home meticulously crafted by Jim Chapman in desirable Castlewood neighborhood. Built in 2017, this nearly 7,000 square foot home sits on over one-half of an acre. Boasting 6 bedrooms, 6 full-bathrooms with exquisite details and finishes, this home is the apotheosis of luxury. Each bedroom features its own ensuite bathroom, offering privacy and convenience. The main floor includes a great formal living room, dining room that seats 12+, open concept kitchen, walk-in pantry, bar, screened and covered porch, and a large deck perfect for entertaining with direct access to private backyard overlooking stunning sun-drenched forest. The second level features a large master suite with walk-in closet, a master bath with separate vanities, a large shower, and a separate soaking tub. Additionally, there are three more bedrooms, each with their own ensuite bath, and a laundry room. The terrace level offers versatile living spaces, including a convenient kitchenette, mud room area, and convenient guest suite with private access to backyard. The 3-car garage offers ample space for vehicles and storage. Outside, the patio leads to wooded backyard with privacy trees surrounding the property and plenty of room for a pool if desired. Enjoy the prestigious location and proximity to top public and private schools, I-75, and the finest shopping and gastronomy in the city.

Private: Call/Text listing agent for showings. Home will be available for showings starting January 2024.

ROOMS

Bedroom: Other
Master Bath: Separate Tub/Shower, Double Vanity, Separate His/Hers, Vaulted Ceilings
Kitchen: Pantry Walk-In, Kitchen Island, View to Family Room
Dining: Seats 12+, Open Concept
Laundry: Upper Floor
Rooms: Bonus Room, Family Room, Living Room, Office, Sun Room

FEATURES

Accessibility: Kitchen, Doors	Other Struct: Garage(s)
Appliances: Dishwasher, Disposal, Refrigerator, Gas Water Heater, Gas Oven, Microwave, Range Hood, Washer, Double Oven, Dryer, ENERGY STAR Appliances, Gas Cooktop	Parking Feat: Garage Door Opener, Attached, Garage Faces Side, Garage
Basement: Driveway Access, Full, Exterior Entry, Interior Entry	Parking: Carports: Garages: 3 Parking:
Community: Spa/Hot Tub, Sidewalks	Covered, Rear Porch, Deck
Cooling: Central Air	Patio/Porch: None
Electric: 220 Volts in Garage, 220 Volts in Laundry	Pool Features: None
Exterior: Private Front Entry	Pool Private:
Fencing: Fenced	Road Front: City Street
Fireplace #: 2	Road Surface: Asphalt
Fireplace: Gas Starter, Family Room, Outside	Roof: Shingle
Flooring: Carpet, Ceramic Tile, Hardwood	Security: Fire Alarm, Carbon Monoxide Detectors, Security Gate, Fire Sprinkler System, Security System Owned
Grn Bld Cert:	Sewer: Public Sewer
Green Eff: Appliances, HVAC, Lighting, Windows, Insulation, Water Heater	Spa: Private
	Utilities: Cable Available, Sewer Available, Water Available, Electricity Available, Natural Gas Available, Phone Available, Underground Utilities
Grn Gen: None	View: Other
Heating: Central, Natural Gas	Water Frntage:
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament:
Interior: High Ceilings 10 ft Main, High Ceilings 9 ft Upper, Smart Home, Entrance Foyer	Water Source: Public
Lot Features: Wooded, Back Yard, Private, Front Yard	Windows: Insulated Windows
Other Equip: Irrigation Equipment, Satellite Dish	

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 17-0157-0003-040-8 **District:** 0
Land/Lot: 0 **Section/GMD:** 0
Plat Book/Page: 392/2 **Deed Book/Page:** 59746/576
Listing Conditions: None **Special Circumstances:** Owner/Agent
HOA Phone:
Owner Finance: No **HOA Rent Restriction:** No
Association Fee:
Master Assoc Fee: \$0 **Owner 2nd:** No
Legal Desc: Attached as an exhibit hereto. **Swim/Tennis:** \$0
Agent License#: 408867 **Home Warranty:** No

Tax/Tax Year: \$35,430 / 2023

Lot: 0 **Block:** 0

Land Lease: No **Lot Dim:** 0

Assessment Due/Contemplated: No

Assumable: No

Initiation Fee:

Financing: Conventional

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 408867
Firm License#: H-59730
Office: Coldwell Banker Realty
Show Inst: Call Listing Agent, Showing Service, Appointment Only, Text Listing Agent
Buyer Agency Compensation: 3%
Lockbox: None
BuyBrk Present Offer to Seller: Yes
Listing Contract Date: 01/02/2024

Agent: Francesca Anaya De Benitez

Co-Agent:

Contact: Francesca Anaya de Benitez

On-Market Date: 01/02/2024

Phone/Cell: 404-992-3903/404-992-3903

Phone/Cell:

Phone/Fax: 404-262-1234/404-262-1658

Email: francesca.benitez@cbreality.com

Occupant Type: Owner

Contact Phone: 404-992-3903

Original List Price: \$2,750,000

Act DOM: 23

Thursday, January 25, 2024

11:00 AM

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****\$2,500,000
Active****Residential** - Detached

MLS #: 7309763

[889 Chestnut Ridge](#)

City: Blue Ridge

County: Fannin - GA

Subd/Comp: Chestnut Rail Ridge

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

Availability: No conditionsBroker: [KWSV01](#)

State: Georgia, 30513-5609

Lake: None

SCHOOLS

Elem: Blue Ridge - Fannin

Bus Rte:

Middle: Fannin County

Bus Rte:

High: Fannin County

Bus Rte:

Subtype: Single Family Residence**\$/SF:** \$862.07**Levels/Stories:** 3 or more**Year Built:** 1991**Acres/SOURCE:** 1.7000 / Owner**Const:** Log**Arch Style:** A-Frame, Cabin**Condition:** Resale**Sq Ft/Source:** 2,900 / Appraiser**Above Grade Finished Area:****Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Slab**Directions:** 5 Min to Blue Ridge of Aska Rd. Contact Agent for Gate code and directions.**Public:**

View the Virtual tour for the "Best View in the County". "Oh Wow, that VIEW!", has been said too many times to count from lifetime locals, and Every visitor that has parked and stepped out of their car at this beautiful Blue Ridge Cabin with an indescribable long range mountain and lake views. Facing 33 degrees NE at its high elevation it gives you a unique opportunity to view 3 states, a rare occurrence. Many properties boast to be a ONCE IN A LIFETIME opportunity, however this estate truly is. Being one of only 4 properties facing at this angle, these home have original owners and only 1 has sold in the last 33 years. It is also self sustainable with a backup water tank, generator, propane, backs up to national forest & is 6 mi from downtown Blue Ridge. It is a ONCE IN A LIFETIME Property and will only be available for a limited time. This is not just a place to call Home, living here is an experience filled with an awe inspiring backdrop that changes from sunrise to sunset, & offers privacy, tranquility & comfort. Each season brings it's own beauty. Winter months bring snow often and is the perfect season for relaxing by the large stone wood fireplace in the beautiful Great Room. Spring brings new green that can be seen for miles, & spring rain showers can be enjoyed on the swinging bed or rocking chairs located in wrap around screen in porch. Summer nights can be spent with friends around the terrace level fire pit watching the sun go down on Lake Blue Ridge. Fall & all its glorious colors make you feel as if you are looking at a painting. Gated neighborhood w/ mostly paved roads, Pulling up to the estate you are greeted with extensive landscaping, boulder wall with lighting, 2 detached oversized garages & ample parking space. The front door leads you into a pine cabin with glass wall to take in the view & an open concept living area that boasts a Great Room with large stone fireplace, kitchen and dining area. The original structure went through a major renovation in 2020 down to the studs and at that time the addition was put on. Custom hardwoods and thought out modern accents will bring you a feeling of coziness and sense of Home. On the main level you will find 2 bedroom suites including the Primary and an in-law/ guest room suite. The kitchen has farm sink, island & stainless appliances. Beyond the kitchen is a large chef's butler pantry with additional stove, convection microwave oven, storage & plumbed for a sink. Waking up in the Primary Suite is an experience that you will never tire of. From the moment you open your eyes you will be greeted with the most amazing sunrises brought to your bed every morning. Primary has cathedral ceilings, gas fireplace, motorized blinds & a bathroom all of which was custom built to feel like you are living in a luxurious hotel. Get enthralled in the beauty of a fully enclosed steam shower with a tinted window that looks out to a west view to enjoy sunsets right from your shower! Custom luxury closet and laundry closet complete this suite. Secondary suite on main level boasts walk in closet and full bathroom with walk in shower. On the second floor you are welcomed to an open loft with sitting nook perfect for reading your favorite book. Cozy office with 1/2 bath could also work as a second den. You will find another bedroom and full bath with claw foot tub made for a bubble bath enthusiast. Up further is a crows nest with 180 degree views from the tree tops. Absolute serenity & comfort as you see the world from a birds eye view. Fully finished terrace level with game room, bunk room, & full bathroom. Finished full apt above garage for income potential. Around the property you will have many places to sit and reflect w/ swinging benches, a pebbled terrace w/ built in stone fire pit. All in all this home offers the mountain experience people dream of. This Home has been cared for with Love & the next owners will enjoy it for decades to come. It is what mountain dream are made of.

Private:

AGENTS! This Once in a lifetime view will be available for sale for a limited time. Showings are by appointment ONLY during listing. Seller's prefer to have possession after closing for 3-6 months. Please contact Owner/Agent for more information. Closing attorney shall be Thomas and Brown Blueridge.

ROOMS

Bedroom:	Double Master Bedroom, Master on Main, Oversized Master
Master Bath:	Double Vanity, Shower Only, Vaulted Ceilings
Kitchen:	Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Kitchen Island, Pantry, Second Kitchen, Stone Counters, View to Family Room, Wine Rack
Dining:	Butlers Pantry, Open Concept
Laundry:	Lower Level, Main Level, Sink
Rooms:	Basement, Great Room - 2 Story, Loft, Wine Cellar

FEATURES

Accessibility:	None	Other Struct:	Carriage House, Garage(s), Shed(s)
Appliances:	Dishwasher, Disposal, Double Oven, Gas Cooktop, Gas Oven, Microwave, Range Hood, Tankless Water Heater	Parking Feat:	Garage, RV Access/Parking
Basement:	Finished, Finished Bath, Full, Walk Out	Parking:	Carparks: Garages: 4
Community:	Community Dock, Gated, Homeowners Assoc	Patio/Porch:	Parking: Covered, Deck, Enclosed, Front Porch, Patio, Screened, Wrap Around
Cooling:	Ceiling Fan(s), Central Air	Pool Features:	None
Electric:	220 Volts	Pool Private:	Private Road
Exterior:	Garden, Private Front Entry, Private Yard	Road Front:	Gravel, Paved
Fencing:	None	Road Surface:	Composition
Fireplace #:	2	Roof:	Smoke Detector(s)
Fireplace:	Gas Log, Gas Starter, Great Room, Master Bedroom, Wood Burning Stove	Security:	
Flooring:	Hardwood	Sewer:	Septic Tank
Grn Bld Cert:	None	Spa:	None
Green Eff:	None	Utilities:	Cable Available, Electricity Available
Grn Gen:	None	View:	Lake, Mountain(s)
Heating:	Natural Gas	Water Frntage:	None
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	
Interior:	Beamed Ceilings, Bookcases, Vaulted, Walk-In Closet(s)	Water Source:	Well
Lot Features:	Borders US/State Park, Cleared, Front Yard, Landscaped, Mountain Frontage, Private	Windows:	None
Other Equip:	Generator		

Tax ID: [0042-15B02](#) **District:** 0 **PPIN #/APN:** 6934
Land/Lot: 0 **Section/GMD:** 0
Plat Book/Page: 0/0 **Deed Book/Page:**
Listing Conditions: None **Special Circumstances:** Owner/Agent
HOA Phone: **HOA Rent Restriction:** No
Owner Finance: No **Owner 2nd:** No
Association Fee: \$800 / Annually **Swim/Tennis:** \$0
Master Assoc Fee: \$0 **Home Warranty:** No
Assoc Includes: Reserve Fund
Legal Desc: 7-2 LL98,119 LT 22 DB1122-140 1.20 ACS

Tax/Tax Year: \$1,299 / 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#: 314617 **Agent:** [AMANDA FARD](#)
Firm License#: H-46186 **Co-Agent:**
Office: [Keller Williams Realty Cityside](#)
Show Inst: Appointment Only, Pet(s) on Premises
Buyer Agency Compensation: 3% **Dual Var Comp:** No
Lockbox: None
BuyBrk Present Offer to Seller: No
Listing Contract Date: 12/01/2023 **Contact:** Amanda Fard
On-Market Date: 12/31/2023

Phone/Cell: 770-874-6200/678-760-4070
Phone/Cell:
Phone/Fax: 770-874-6200/770-874-6300
Email: amanda@homeboutiqueatlanta.com
Occupant Type: Owner
Possession: See Remarks

Contact Phone: 678-760-4070
Original List Price: \$2,500,000 **Act DOM:** 25

Thursday, January 25, 2024 **11:00 AM**

Requested By: Kyle Stroud

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

Agent Full**\$2,400,000
Active****MLS System - FMLS****Residential** - Detached

MLS #: 7293816

310 Traditions Drive

City: Alpharetta

County: Cherokee - GA

Subd/Comp: Echelon

Broker: [JOUN01](#)**Availability:** No conditions**State:** Georgia, 30004**Lake:** None

Lvl's Bdrms Baths Hlf Bth

SCHOOLS

Upper	4	4	1
Main	1	1	2
Lower	0	1	0
Total	5	6	3

Elem: Macedonia**Bus Rte:****Middle:** Creekland - Cherokee**Bus Rte:****High:** Creekview**Bus Rte:****Subtype:** Single Family Residence**\$/SF:** \$369.23**Levels/Stories:** 3 or more**Sq Ft/Source:** 6,500 / Builder**Year Built:** 2016**Above Grade Finished Area:** 6,500**Acres/SOURCE:** 1.4300 / Owner**Below Grade Finished Area:** 350**Const:** Brick 4 Sides, Stone**Below Grade Unfinished Area:****Arch Style:** European, Traditional**Foundation:** Concrete Perimeter**Directions:** Birmingham Highway N, RT on King Road, LT into subdivision, LT into traditions Ct. Home is on the right.**Public:** Stunning Home located on the 10th hole in Echelon Golf Club, 5 bedrooms, 5 full baths, 2 half, Inground heated saltwater pool/large infinity edge hot tub. with fenced backyard. Pool house with full bath and outside shower, built in grill and fireplace in the pool house. Fenced backyard. The home features, 12 ft ceilings on main, 10 ft ceiling on second floor, Partially finished basement with 3 Bath stubs, Pella Aluminum clad windows, spray foam insulation through the whole house. 8 ft solid core Interior doors, Camera system and outdoor speakers. too many details and finishes to list. New Paint, New hardwood flooring.**Private:****ROOMS**

Bedroom:	Master on Main, Other
Master Bath:	Double Vanity, Separate Tub/Shower
Kitchen:	Breakfast Bar, Cabinets Other, Eat-in Kitchen, Keeping Room, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room, Other
Dining:	Seats 12+, Separate Dining Room
Laundry:	Laundry Room, Main Level, Sink, Upper Floor
Rooms:	Basement, Dining Room, Family Room, Great Room - 2 Story, Kitchen, Laundry, Living Room, Other

FEATURES

Accessibility:	None	Other Struct:	Cabana, Pool House, Other
Appliances:	Dishwasher, Disposal, Double Oven, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Other	Parking Feat:	Attached, Garage, Garage Door Opener
Basement:	Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry	Parking:	Carports: Garages: 3 Parking:
Community:	Country Club, Gated, Golf Course, Homeowners Assoc, Lake, Restaurant, Tennis Court(s)	Patio/Porch:	Breezeway, Covered, Deck
Cooling:	Central Air, Zoned	Pool Features:	Fenced, Gunite, Heated, In Ground, Salt Water, Private
Electric:	110 Volts, 220 Volts in Garage	Pool Private:	Yes
Exterior:	Balcony, Gas Grill, Lighting, Other	Road Front:	None
Fencing:	Back Yard, Fenced	Road Surface:	Asphalt
Fireplace #:	4	Roof:	Shingle
Fireplace:	Gas Starter, Great Room, Keeping Room, Master Bedroom	Security:	Carbon Monoxide Detectors, Secured Garage/Parking, Security System Owned, Smoke Detector(s)
Flooring:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank, Other
Grn Bld Cert:	HVAC, Insulation, Thermostat, Water Heater	Spa:	None
Green Eff:		Utilities:	Electricity Available, Natural Gas Available, Phone Available, Underground Utilities, Water Available, Other
Grn Gen:	None	View:	Golf Course
Heating:	Central, Forced Air, Natural Gas	Water Frntage:	
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	
Interior:	Beamed Ceilings, Coffered Ceiling(s), Crown Molding, Disappearing Attic Stairs, Double Vanity, Entrance Foyer 2 Story, High Ceilings 10 ft Upper, High Speed Internet, Tray Ceiling(s), Vaulted, Walk-In Closet(s), Other	Water Source:	Public
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, On Golf Course	Windows:	Aluminum Frames, Double Panes, Insulated Windows
Other Equip:	None		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: NA	PPIN #/APN: NA
Land/Lot: 0	District: 0
Plat Book/Page: 0/0	Section/GMD: 0
Listing Conditions: None	Deed Book/Page: 0/0
HOA Phone: 000-000-0000	Special Circumstances: Owner/Agent
Owner Finance: No	HOA Rent Restriction: No
Association Fee: \$1,150 / Annually	Owner 2nd: No
Master Assoc Fee: \$0	Swim/Tennis: \$0
Mgmt Co: Sentry Management	Home Warranty: No
Legal Desc: NA	Phone: 404-459-3380

Tax/Tax Year: \$14,648 / 2022**Lot:** 87 **Block:** 0**Land Lease:** No **Lot Dim:** 0**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$1,000**Financing:** Cash, Conventional**Email:** communitycare@sentrymgt.com**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

Agent License#: 294642	Agent: JOUN HANNA
Firm License#: H-66838	Co-Agent:
Office: Real Estate Nation, Inc.	
Show Inst: Appointment Only, Call Listing Agent	Dual Var Comp: No
Buyer Agency Compensation: 3%	
Compensation Comments: Agent must be present at initial showing	
Lockbox: Supra	
BuyBrk Present Offer to Seller: Yes	
Listing Contract Date: 10/23/2023	

Contact: Joun Hanna
On-Market Date: 11/09/2023

Phone/Cell: 678-908-5571/678-908-5571**Phone/Cell:****Phone/Fax:** 678-908-5571/678-298-7969**Email:** jounhanna@gmail.com**Occupant Type:** Vacant**Possession:** Close of Escrow**Contact Phone:** 678-908-5571**Original List Price:** \$2,499,900**Act DOM:** 77

Thursday, January 25, 2024

11:00 AM

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****\$2,249,000
Active**

Residential - Detached
MLS #: 7264746 **Broker:** ANSA01
[1530 Windsor Parkway NE](#)
City: Brookhaven
County: Dekalb - GA
Subd/Comp: Brittany Club

Availability: No conditions
State: Georgia, 30319-2742
Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	4	0
Main	1	1	1
Lower	0	0	1
Total	5	5	2

SCHOOLS

Bus Rte: Y
Bus Rte: Y
Bus Rte: Y

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2006
Acres/SOURCE: 0.6000 / Public Records
Const: Brick 4 Sides
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 7,879 / Owner **\$/SF:** \$285.44
Above Grade Finished Area: 6,579
Below Grade Finished Area: 1,300
Below Grade Unfinished Area:
Foundation: Concrete Perimeter

Directions: Intersection of Le Conte and Windsor Parkway

Public: NEW PRICE on this renovated showstopper in Brookhaven's sought after Brittany Club!! This 5 Bedroom/ 5 Bath/ 2 Half & FINISHED basement home is situated on a huge corner level lot with 3 car custom garage dripping with designer curated lighting, hardware, countertops and tile. You wont find ANYTHING more turn key on the market. This home is a UNICORN.. Brookhaven address, Dekalb taxes, Ashford Park Elementary and Brittany Club Amenities! The four sided brick is a sight to behold, with a charming wrap around front porch that adds a touch of Southern charm to the property. As you step inside, you are immediately greeted by the impeccable craftsmanship and attention to detail that defines this home in the two story foyer. The beautiful finishes throughout the house elevate its overall aesthetic, from the intricate moldings and trim work, every aspect of this home has been carefully curated to create a sense of grandeur. The main level features an impressive two story library /office, formal living room with arched entries, wet bar and double sided fireplace that opens to the large dining room and adjacent butlers pantry. The gourmet kitchen is a chefs dream with 6 burner gas range, double ovens, indoor griddle, large center island, walk in custom pantry, bar counter and separate breakfast room. The family room features beautiful coffered ceilings, built in bookcases, the homes 3rd fireplace and wall of windows overlooking the walk out back yard. The main floor also features the Owners Suite with private terrace, barrelled ceilings, his/ her built in closets, newly renovated bath suite with jacuzzi tub, marble shower, double vanities, formal vanity and linen closet. The three car garage features built in refrigerator and custom closet shelving and hanging space to stay organized. The main level laundry has large mudroom area and utility sink for easy transitions. The upper floor of the home boasts a generous layout, with a total of 4 bedrooms, each accompanied by its own ensuite bathroom, walk in custom closets and two with private terraces. These private retreats offer a sanctuary for relaxation and comfort, with high-end fixtures and finishes that showcase the home's commitment to luxury. There is also a large second floor laundry with utility sink and large wall of cabinetry and access to the two story library. The terrace level features a built in bar, theatre room, recreation room, exercise room, the homes second half bathroom and walk out patio. In addition to the stunning interior, the estate home also offers a well-manicured yard that further enhances its appeal. The corner level lot provides ample space for outdoor activities and potential landscaping opportunities. The fenced in backyard is great for kids or pets and offers a private wooded backdrop from every window. Whether it's enjoying a morning cup of coffee on the wrap around front porch or hosting a gathering in the backyard, this property offers an ideal setting for both relaxation and entertainment. This must see in the sought-after Brittany Club Core & Ashford Park Elementary School district. This exceptional home offers proximity to green space, MARTA, area hospitals, shopping, restaurants, and outdoor activities such as swimming, fishing and pickle ball. Your private retreat awaits with easy access to all that Metro Atlanta has to offer.

Private:**ROOMS**

Bedroom: Master on Main
Master Bath: Double Vanity, Separate His/Hers
Kitchen: Breakfast Bar, Breakfast Room, Cabinets Other, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Stone Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: Laundry Room, Lower Level, Mud Room, Sink
Rooms: Basement, Den, Exercise Room, Family Room, Library

FEATURES

Accessibility:	None	Other Struct:	None
Appliances:	Dishwasher, Disposal, Double Oven, Gas Range, Microwave, Refrigerator	Parking Feat:	Garage, Garage Door Opener, Level Driveway
Basement:	Daylight, Exterior Entry, Finished, Finished Bath, Full, Walk Out	Parking:	Carports: Garages: 3
Community:	Fishing, Lake, Near Schools, Near Shopping, Park, Pickleball, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s)	Patio/Porch:	Patio, Front Porch, Patio, Rear Porch
Cooling:	Central Air	Pool Features:	None
Electric:	110 Volts	Pool Private:	
Exterior:	Courtyard, Private Rear Entry, Private Yard	Road Front:	City Street
Fencing:	Back Yard	Road Surface:	Asphalt
Fireplace #:	3	Roof:	Concrete, Shingle
Fireplace:	Family Room, Living Room, Other Room	Security:	Secured Garage/Parking, Smoke Detector(s)
Flooring:	Hardwood, Marble	Sewer:	Public Sewer
Grn Bld Cert:		Spa:	None
Green Eff:	None	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen:	None	View:	Trees/Woods
Heating:	Central, Natural Gas	Water Frntage:	
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	None
Interior:	Bookcases, Coffered Ceiling(s), Double Vanity, Entrance Foyer 2 Story, High Ceilings 10 ft Main, High Ceilings 10 ft Upper	Water Source:	Public
Lot Features:	Back Yard, Front Yard, Landscaped, Level, Sprinklers In Front, Sprinklers In Rear	Windows:	Double Panes
Other Equip:	Irrigation Equipment		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 18-276-05-004	PPIN #/APN: 1398932	Tax/Tax Year: \$17,729 / 2022
Land/Lot: 276	District: 18	Lot: 4 Block: 8
Plat Book/Page: 20/65	Deed Book/Page:	Land Lease: No Lot Dim: 200 x 100
Listing Conditions: None	Special Circumstances: Owner/Agent	

HOA Phone: No
Owner Finance: No
Association Fee:
Master Assoc Fee: \$0

HOA Rent Restriction: No
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: Yes

Legal Desc: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 276 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING LOT 4, BLOCK 8, OGLETHORPE ESTATES SUBDIVISION, UNIT 4, AS PER PLAT BOOK 20, PAGE 65, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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

Agent License#: 256048
Firm License#: H-75011
Office: [Ansley Real Estate | Christie's International Real Estate](#)
Show Inst: Call Listing Agent
Buyer Agency Compensation: 3%

Agent: [HEATHER PITTS](#)
Co-Agent: [Chris Wegener](#)

Dual Var Comp: No

Contact: Heather Pitts
On-Market Date: 10/16/2023

Phone/Cell: 404-409-9427/404-409-9427
Phone/Cell: 404-281-7865/404-281-7865
Phone/Fax: 404-480-4663/404-900-9425
Email: heatherp@ansleyre.com

Occupant Type: Owner
Possession: Negotiable

Contact Phone: 404-409-9427
Original List Price: \$2,495,000
Act DOM: 101

Thursday, January 25, 2024 **11:00 AM**

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****\$1,975,000
Active****Residential** - Detached**MLS #:** 7316978**1310 Rumson Lane****Broker:** CHSS01**Availability:** Conditions Exist: See Priv Rmrks**City:** Alpharetta**County:** Fulton - GA**State:** Georgia, 30004-4644**Lake:** None**Subd/Comp:** Rumson Point**SCHOOLS****Lvls****Bdrms****Baths****Hlf Bth****Elem:** Crabapple Crossing**Bus Rte:****Middle:** Northwestern**Bus Rte:****High:** Milton - Fulton**Bus Rte:****Total****5****5****1****Condition:** New Construction**\$/SF:** \$329.17**Sq Ft/Source:** 6,000 / Builder**Above Grade Finished Area:** 6,000**Subtype:** Single Family Residence**Below Grade Finished Area:****Levels/Stories:** 2**Below Grade Unfinished Area:****Year Built:** 2023**Foundation:** Concrete Perimeter, Slab**Acres/Source:** 0.3440 / Public Records**Const:** Brick 4 Sides**Arch Style:** A-Frame, Craftsman

Directions: GA 400 North, take Exit 9, Haynes Bridge, take a left off exit and stay on Haynes Bridge until you dead end to Academy Street. Take a left on Academy leading to Mid Broadwell Road Left on Rumson Lane into Rumson Point Subdivision house on the Left.

Public: Beautiful all Brick Modern home in a quiet neighborhood just minutes from Downtown Alpharetta. Custom New Construction. All windows are vinyl casement & fixed windows throughout (no wood or double-hung windows). Iron entry door. Bright open Kitchen w/custom cabinetry & Islands all with Quartz countertops, marble backsplash and a designer metal vent hood over the Thermador gas range with griddle, touch tray microwave , 66 inch side by side counter depth refrigerator and freezer , open to the Great room w/custom designer fireplace and keeping room that opens to the covered outdoor porch. Large mudroom off the kitchen. Primary master suite on 1st floor and 2nd floor w/luxurious tile bath, soaking tub, frameless shower & large walk-in closet. Two laundry rooms one on main floor and one on second floor. All Kohler plumbing fixtures throughout the home. Wide real oak Hardwood flooring throughout main level & upstairs hall, master bedrooms and closet. Metal and wood railings for the stunning staircase. All secondary bedrooms offer vanities w/quartz tops and walk-in closets. gym/office and theater room. Nice flat walk out back yard with large covered porch and plenty of room to add a pool. The neighborhood is minutes away to Alpharetta's new park and easy access to fabulous Downtown Alpharetta Restaurants, Shops and farmer's market.

Private: Renderings and photos may include upgrades. All photos are representative of possible finishes and may include upgrades. Completion end of May 2024.

ROOMS

Bedroom:	Double Master Bedroom, Master on Main, Oversized Master
Master Bath:	Double Shower, Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen:	Cabinets Other, Cabinets White, Keeping Room, Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining:	Butlers Pantry, Separate Dining Room
Laundry:	In Hall, Laundry Room, Main Level, Upper Floor
Rooms:	Bonus Room, Exercise Room, Great Room - 1 Story, Laundry, Loft, Media Room

Room Type	Room Level	Room Dimensions	Room Description
Kitchen	Main		
Great Room - 1 Story	Main		
Laundry	Main		
Laundry	Upper		

FEATURES

Accessibility:	Central Living Area	Other Struct:	None
Appliances:	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Refrigerator, Self Cleaning Oven	Parking Feat:	Garage, Garage Door Opener, Garage Faces Front, Garage Faces Side
Basement:	Daylight, Exterior Entry, Finished, Finished Bath, Full	Parking:	Carparks: Garages: 3 Parking:
Community:	None	Patio/Porch:	Covered, Deck, Rear Porch
Cooling:	Ceiling Fan(s), Central Air, Multi Units, Zoned	Pool Features:	None
Electric:	110 Volts, 220 Volts, 220 Volts in Laundry	Pool Private:	
Exterior:	Courtyard	Road Front:	None
Fencing:	Wood	Road Surface:	Asphalt
Fireplace #:	4	Roof:	Composition, Shingle
Fireplace:	Gas Log, Gas Starter, Great Room, Master Bedroom, Outside	Security:	Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
Flooring:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Grn Bld Cert:	ENERGY STAR Certified	Spa:	None
Green Eff:	Appliances	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen:	None	View:	Other
Heating:	Central, Electric, Forced Air, Zoned	Water Frntage:	0
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	None
Interior:	Crown Molding, Double Vanity, Entrance Foyer 2 Story, High Ceilings 10 ft Main, High Ceilings 10 ft Upper, High Speed Internet, Low-Flow Fixtures, Tray Ceiling(s), Walk-In Closet(s)	Water Source:	Public
Lot Features:	Back Yard, Landscaped, Level	Windows:	Double Panes, Insulated Windows
Other Equip:	None		

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** 22-4330-1203-136-2**Land/Lot:** 1203 **District:** 2**Plat Book/Page:** 434/40**Listing Conditions:** None**HOA Phone:** 404-271-5021**Owner Finance:** No**Association Fee:** \$600 / Annually**Master Assoc Fee:** \$0**Assoc Includes:** Maintenance Grounds**PPIN #/APN:** 7115506**Section/GMD:** 2**Deed Book/Page:****Special Circumstances:** Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Home Warranty:** Yes**Tax/Tax Year:** \$1,580 / 2022**Lot:** 17 **Block:** 1**Land Lease:** No **Lot Dim:** 150x100**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:** \$800

zekavati10@yahoo.com

Legal Desc: (1310 Rumson Lane Alpharetta GA). Lot 19 of Rumson Lane located in landlot 1203 and 1174 of Fulton County Georgia and recorded in plat book 434 page 30.

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 368794
Firm License#: H-43458
Office: [Chapman Hall Realtors](#)
Show Inst: Appointment Only
Buyer Agency Compensation: 2.5%
Lockbox: None
BuyBrk Present Offer to Seller: Yes
Listing Contract Date: 12/25/2023

Agent: [Shawn Zekavati](#)
Co-Agent:
Dual Var Comp: No
Contact: Shawn Zekavati
On-Market Date: 01/14/2024

Phone/Cell: 404-271-5021/404-271-5021
Phone/Cell:
Phone/Fax: 404-252-9500/404-252-2138
Email: zekavati10@yahoo.com
Occupant Type: Vacant
Contact Phone: 404-271-5021
Original List Price: \$1,975,000 **Act DOM:** 11

Thursday, January 25, 2024 11:00 AM

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****\$1,950,000
Active****Residential** - Detached

MLS #: 7067156

[8569 Jefferson Road](#)

City: Commerce

County: Jackson - GA

Subd/Comp: None

Broker: [NORT04](#)**Availability:** No conditions**State:** Georgia, 30529**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	2	1	0
Lower	0	1	0
Total	5	4	0

SCHOOLSBus Rte: Y
Bus Rte: Y
Bus Rte: Y

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 1975
Acres/Source: 50.6690 / Owner
Const: Stucco
Arch Style: Contemporary/Modern

Condition: Resale
Sq Ft/Source: 6,147 / Owner **\$/SF:** \$317.23
Above Grade Finished Area: 4,656
Below Grade Finished Area: 1,491
Below Grade Unfinished Area: 878
Foundation: See Remarks

Directions: I-85 North to Exit #147 (Commerce/Maysville). Right on Highway 98 toward Commerce. Turn Right at CVS to Jefferson Road/GA-15. Property is less than one mile on Right. Sign at property. Do not enter private drive without appointment. Gate will be opened prior to scheduled showings.

Public: Your private country estate awaits! Hidden in the heart of downtown Commerce lies this one-of-a-kind home where custom details abound. Hardwood, parquet, brick and tile flooring flow throughout. A sunken Family Room boasts cedar beams, two-story stacked stone fireplace and a wall of windows that makes you feel at one with nature. Doors open out to a beautiful patio area with aged hardwoods for shade. An abundance of storage is found in the kitchen with solid surface counter tops, a built in buffet and an eat-in area perfect for family dinners. A formal Living Room/Dining Room area provides upscale entertaining spaces. The Primary Suite welcomes you in to a private sitting room with a stone fireplace, floor to ceiling pine shelving and a view that overlooks the Family Room. The suite includes sliding doors to a private balcony, multiple walk in closets, an oversized bath and additional rooms for storage. The partial basement was made for family and friends with a finished space that includes a living area with fireplace, wood mantle and built-in shelving, full Kitchen, full bath and a beautiful view of a second private patio. Fifty acres of combined open pastures and partially wooded spaces with a small creek near the back corner of the property. Live your perfect life in your own private retreat minutes from Interstate 85, an hour from Atlanta and an hour and a half from Greenville Airport. Property is enrolled in conservation use. Recently annexed into the city of Commerce and rezoned R1 for a subdivision with 1/2 acre lots for 69 homes on sewer with conditions. City water & sewer available. 121' of additional road frontage for future entrance. Gated property on a private road. Real estate sign is at entrance for a point of reference...please do not enter without an appointment.

Private: Property is gated and shown by appointment only. Prequalification/POF letter requested prior to showings. Please e-mail letter to the listing agent prior to requesting a showing through ShowingTime. Members of LLC are licensed Georgia real estate agents. Please use Special Stipulation 206 (conservation use tax exemption) on all offers. Great investment potential. Conditional approval received from city planning and zoning for 69 home subdivision. Home is tenant occupied. Offers with a short due diligence period is a preference of seller. Motivated seller ready to review all offers.

ROOMS

Bedroom: Oversized Master, Sitting Room
Master Bath: Separate Tub/Shower
Kitchen: Breakfast Bar, Cabinets White, Country Kitchen, Eat-in Kitchen, Kitchen Island, Solid Surface Counters
Dining: Great Room
Laundry: Laundry Room, Main Level, Other
Rooms: Bonus Room, Family Room, Great Room - 2 Story, Living Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Electric Oven, Microwave, Refrigerator
Basement: Daylight, Exterior Entry, Finished Bath, Interior Entry, Partial
Community: None
Cooling: Ceiling Fan(s), Central Air, Zoned
Electric: Other
Exterior: Lighting, Private Yard
Fencing: Wood
Fireplace #: 3
Fireplace: Basement, Family Room, Masonry, Master Bedroom
Flooring: Brick, Ceramic Tile, Hardwood, Other
Grn Bld Cert: None
Green Eff: None

Grs Gen: None
Heating: Central, Forced Air, Natural Gas, Zoned
HERS Index:
Horse Amen: Pasture
Interior: Beamed Ceilings, Bookcases, Double Vanity, Entrance Foyer, High Ceilings 10 ft Main, High Ceilings 9 ft Upper, High Speed Internet, His and Hers Closets, Walk-In Closet(s)
Lot Features: Creek On Lot, Landscaped, Level, Private, Sloped, Wooded
Other Equip: None

Other Struct: Outbuilding
Parking Feat: Attached, Garage, Garage Faces Side, Kitchen Level
Parking:
Patio/Porch: Patio
Pool Features: None
Pool Private:
Road Front: State Road
Road Surface: Paved
Roof: Metal
Security: Smoke Detector(s)
Sewer: Septic Tank
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available

View: Rural, Trees/Woods
Water Frntage: 0
Waterfront: Creek
Water Ament: None
Water Source: Well

Windows: Double Panes**LEGAL | FINANCIAL | TAX INFORMATION****Tax ID:** [021-021](#)**PPIN #/APN:** 021 021**Tax/Tax Year:** \$5,377 / 2021**Land/Lot: 00****District: 0****Plat Book/Page:** 81/29**Representitive of Property:** No**# of Units to Be Built:** 0**Listing Conditions:** None**Section/GMD:** 00**Lot:** 0**Block:** 0**HOA Phone:****Deed Book/Page:** 45M/641**Land Lease:** No**Lot Dim:** 0**Owner Finance:** No**Special Circumstances:** Investor Owned, Owner/Agent**Assessment Due/Contemplated:** No**Association Fee:** \$0**HOA Rent Restriction:** No**Assumable:** No**Master Assoc Fee:** \$0**Owner 2nd:** No**Initiation Fee:** \$0**Legal Desc:** Deed Book 45M Page 641 Plat Book 81 Page 29**Swim/Tennis:** \$0**Home Warranty:** No**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent License#:** 267300**Agent:** [KRISTI YOUNG](#)**Phone/Cell:** 706-318-2164/706-318-2164

Firm License#: H-15622

Office: [The Norton Agency](#)

Show Inst: Appointment Only, See Remarks, Showing Service

Buyer Agency Compensation: 3.00%

Lockbox: Supra

BuyBrk Present Offer to Seller: No

Listing Contract Date: 06/08/2022

Dup FMLS#: 7069109

Co-Agent:

Dual Var Comp: No

LB Location: Front Door

Contact: Kristi Young

On-Market Date: 06/08/2022

Phone/Cell:

Phone/Fax: 706-754-5700/706-754-5770

Email: kyoung@gonorton.com

Occupant Type: Tenant

Possession: Negotiable

Contact Phone: 706-318-2164

Original List Price: \$1,950,000

Act DOM: 596

Thursday, January 25, 2024 11:00 AM

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****\$1,878,000
Active**

Residential - Detached
MLS #: 7317630 **Broker:** FAIR01
2470 HOPEWELL PLANTATION Drive
City: Milton
County: Fulton - GA
Subd/Comp: Hopewell Plantation

Availability: No conditions**State:** Georgia, 30004-3640
Lake: None

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

SCHOOLS

Bus Rte: Y
Bus Rte: Y
Bus Rte: Y

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 1994
Acres/Source: 1.0570 / Public Records
Const: Stone, Stucco
Arch Style: European

Condition: Updated/Remodeled
Sq Ft/Source: 5,712 / Owner **\$/SF:** \$328.78
Above Grade Finished Area:
Below Grade Finished Area: 1,360
Below Grade Unfinished Area:
Foundation: Combination

Directions: GPS Friendly or 400 North, Exit left on Windward Parkway; then turn left on Cogburn Road; turn right on Hopewell Plantation. Home is on the right.

Public: Designer's Showcase - complete renovation- TURN KEY- and less than 5 minutes to Downtown Alpharetta! 5bed, 4.5bath European style home available FURNISHED! Pea gravel circular drive, gas lanterns and iron doors welcome you to the grand foyer with curved staircase. Gorgeous wood-paneled main floor office w/ extensive molding off foyer. Bespoke living room open to banquet sized dining room ideal for entertaining. Large family room w/ fireplace. Amazing new kitchen layout with custom baking area open to family room and deck. Quartz, onyx, high-end appliances, and specialty cabinets make this kitchen a chef's delight! Primary Bedroom upstairs w/true sitting room, fireplace, balcony, and a spa-like bathroom with steam-shower, floating tub and custom his & hers closets. 3 additional bedrooms and laundry upstairs! Fully finished basement with bedroom/ gym, bath, game room, movie area and wine room. Extensive Architectural DETAILS: wood beams, hidden jewelry cabinets, mudroom, French white oak wide plank wood flooring, marble and LVP floors. Even a potting sink and storage closet in the 3 car garage. Enjoy outdoors year-round with under-decking, enlarged patios, private sport court (pickleball, basketball, volleyball) & gazebo, with room for a pool on 1+acre lot - all nestled in a wonderful neighborhood. Top schools- Cogburn Woods ES, Hopewell MS & Cambridge HS- with Kings Ridge and St. Francis in walking distance. Owner is licensed agent and offering financing at better than bank rates!

Private: Designer's Showcase - complete renovation- less than 5 minutes to Downtown Alpharetta! 5bed, 4.5bath FURNISHED European style home! Pea gravel driveway, gas lanterns and iron doors welcome you to the grand foyer w/ curved staircase. Gorgeous wood-paneled office. Bespoke living rm open to large dining rm ideal for entertaining. Amazing new kit layout with custom baking area, Quartz, onyx, high-end appliances, & specialty cabinets! Primary Bed upstairs w/true sitting room, FP, balcony, & a spa-like bathroom w/ steam-shower, floating tub and custom his & hers closets. 3 additional bedrooms & laundry upstairs! Fully finished basement w bed/ gym, game room, movie area and wine room. DETAILS: wood beams, hidden jewelry cabinets, mudroom, French white oak wide plank wood flooring, marble and LVP floors. Enjoy outdoors year-round with under-decking, enlarged patios, private sport court w room for pool on 1+acre lot. Owner is licensed agent- offering financing at better than bank rates!

ROOMS

Bedroom: Oversized Master, Sitting Room
Master Bath: Double Vanity, Separate Tub/Shower
Kitchen: Breakfast Bar, Cabinets White, Eat-in Kitchen, Kitchen Island, Pantry, Solid Surface Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: Laundry Room, Upper Floor
Rooms: Bonus Room, Family Room, Game Room, Office, Wine Cellar

FEATURES

Accessibility: None	Other Struct: Gazebo
Appliances: Dishwasher, Disposal, Double Oven, Gas Water Heater, Microwave, Self Cleaning Oven, Gas Range	Parking Feat: Attached, Garage, Garage Door Opener, Garage Faces Side, Kitchen Level, Level Driveway
Basement: Daylight, Exterior Entry, Finished, Finished Bath, Full	Parking:
Community: Near Schools, Near Shopping, Near Trails/Greenway, Street Lights	Carports: Garages: 3 Parking: 0
Cooling: Ceiling Fan(s), Central Air, Zoned	Patio/Porch: Deck, Front Porch
Electric: 110 Volts	Pool Features: None
Exterior: Private Front Entry, Private Rear Entry, Private Yard, Tennis Court(s), Other	Pool Private:
Fencing: None	Road Front: City Street
Fireplace #: 3	Road Surface: Concrete, Paved
Fireplace: Family Room, Master Bedroom, Basement	Roof: Composition, Shingle
Flooring: Hardwood, Marble, Other	Security: Security System Owned
Grn Bld Cert:	Sewer: Septic Tank
Green Eff: None	Spa: None
Grn Gen: None	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Underground Utilities
Heating: Central, Forced Air, Natural Gas	View: Trees/Woods
HERS Index:	Water Frntage: 0
Horse Amen: None	Waterfront: None
Interior: Bookcases, Cathedral Ceiling(s), Double Vanity, Entrance Foyer 2 Story, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, Tray Ceiling(s)	Water Ament: None
Lot Features: Back Yard, Front Yard, Level, Private	Water Source: Public
Other Equip: None	Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 22-4941-0979-051-8
Land/Lot: 978&979 **District:** 2nd
Plat Book/Page: 162/57
Listing Conditions: None
HOA Phone: 678-705-5353
Owner Finance: Yes
Association Fee: \$250 / Annually
Master Assoc Fee: \$0
Legal Desc: AN NEW CONTRUCTION

PPIN #/APN: 22-4941-0979-051-8
Section/GMD: 2
Deed Book/Page: 50485/42
Special Circumstances: Owner/Agent
HOA Rent Restriction: No
Owner 2nd: Yes
Swim/Tennis: \$0
Home Warranty: No

Tax/Tax Year: \$4,924 / 2022
Lot: 22 **Block:** C
Land Lease: No **Lot Dim:** x
Assessment Due/Contemplated: No
Assumable: No
Initiation Fee: \$250

Agent License#: 272337

Firm License#: H-60097

Office: [First United Realty of Ga, Inc.](#)

Show Inst: Appointment Only

Buyer Agency Compensation: 3%

Compensation Comments: 3% to Selling Agent

Lockbox: None

BuyBrk Present Offer to Seller: Yes

Listing Contract Date: 12/28/2023

Agent: [Virginia Benner](#)

Co-Agent:

Dual Var Comp: Yes

Contact: Virginia Hansbury

On-Market Date: 01/05/2024

Phone/Cell: 703-677-0292/703-677-0292

Phone/Cell:

Phone/Fax: 770-650-2825/770-650-7352

Email: virginia.benner@gmail.com

Occupant Type: Vacant

Contact Phone: 703-677-0292

Original List Price: \$1,878,000

Act DOM: 20

Thursday, January 25, 2024 11:00 AM

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****\$1,830,000
Active****Residential** - Detached

MLS #: 7244302

Broker: BHHS15

[4494 Conns Creek Road](#)

City: Ball Ground

County: Cherokee - GA

Subd/Comp: NONE

Availability: Conditions Exist: See Priv Rmrks**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper****Main****Lower****Total**

3

1

0

6

1

1

0

3

0

1

0

1

Elem: Ball Ground**Bus Rte:** Y**Middle:** Creekland - Cherokee**Bus Rte:** Y**High:** Creekview**Bus Rte:** Y**Subtype:** Single Family Residence**Condition:** Updated/Remodeled**Levels/Stories:** 2**\$/SF:** \$267.62**Year Built:** 1992**Sq Ft/Source:** 6,838 / Appraiser**Acres/Source:** 67.0000 / Public Records**Above Grade Finished Area:** 4,869**Const:** HardiPlank Type**Below Grade Finished Area:** 1,907**Arch Style:** Farmhouse, Traditional**Below Grade Unfinished Area:** 362**Foundation:** Concrete Perimeter

Directions: From 575N, take exit 27 towards Ball Ground. At the 4-way stop, take a left. Take a right at the first light onto 372/Gilmer Ferry Rd. Go through Downtown Ball Ground and go 2.4 miles to take a left on Conns Creek Road. Go 4.3 miles and the property will be on your right. GPS drops you in the pasture.

Public: Welcome to a truly remarkable Gated Ball Ground property that embodies the epitome of luxury country living. Nestled on a sprawling 67-acre estate, this Creekview Districted enchanting farmhouse offers a harmonious blend of elegance, serenity, and modern comfort. With its expansive living spaces, breathtaking views, and meticulous craftsmanship, this property is a haven for those seeking the ultimate countryside retreat. The centerpiece of this estate is an exquisite 6-bedroom, 3.5-bathroom farmhouse, showcasing timeless architectural design and high-end finishes. This two-story residence with a fully finished daylight basement with a full kitchen exudes warmth and sophistication combining classic farmhouse charm with contemporary amenities. There are too many upgrades to list. The gourmet kitchen is a chef's dream, equipped with top-of-the-line Viking Appliances and custom soft-close drawers and cabinetry. The brand-new Primary Bathroom has a walk-in shower, a soaking tub spa, new double vanities, and custom-made storage. There is an 18x40 Private in-ground pool with a new sand filter and a gas heater for swimming and relaxing way into the fall days. There is a new covered and extended back deck that overlooks the property and adjoins the pool walkway. Are you a Horse Lover? There is a Custom Barn with 6 stalls and 2 tack rooms. There is plenty of room on the property for riding rings as well. There are 8 different pastures on the property for livestock. There is a separate three-car garage with RV storage. There is a total of 9,000 square feet of covered storage buildings including a new 1200 sq. foot Pole Barn. You must view this property to discover all its splendor. There are endless possibilities for this property. It could be a cattle farm, equestrian estate, Wedding Destination, or event venue. There is ample parking, and a year-round creek runs through the entire width of the property.

Private: The listing Agent is the Co-Owner. Must close with Weissman Law as they have title ordered. Use ShowingTime to view. Prior to scheduling a showing, email the LA with verifiable Proof of funds. The ShowingTime will be denied without POF. An upgrade list will be \$300k of upgrades. Please close any gates that you open if walking the property. There are TWO Listings: MLS#7250392 is the House and 35.77 acres. Tracts 2 and 3 are also listed separately. Google Maps has not been updated. The chicken houses are gone. The house will be viewable as of 12/29/2023.

ROOMS

Bedroom: Double Master Bedroom, In-Law Suite/Apartment, Master on Main
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Cabinets Stain, Pantry Walk-In, Stone Counters, Wine Rack
Dining: Open Concept, Seats 12+
Laundry: Laundry Room
Rooms: Basement, Game Room, Laundry

FEATURES

Accessibility: None	Other Struct: Barn(s), Shed(s)
Appliances: Dishwasher, Double Oven, Gas Oven, Gas Range	Parking Feat: Attached, Detached, Garage, Garage Door Opener, Garage Faces Side, Level Driveway, RV Access/Parking
Basement: Daylight, Driveway Access, Exterior Entry, Finished Bath, Full	Parking: Carports: Garages: 5 Parking: 0
Community: None	Patio/Porch: Breezeway, Covered, Front Porch, Rear Porch
Cooling: Ceiling Fan(s)	Pool Features: Heated, In Ground, Salt Water, Private
Electric: 110 Volts, 220 Volts in Garage	Pool Private: Yes
Exterior: Private Rear Entry	Road Front: County Road
Fencing: Fenced, Wood	Road Surface: Concrete, Gravel
Fireplace #: 1	Roof: Composition
Fireplace: Blower Fan, Wood Burning Stove	Security: Carbon Monoxide Detectors, Closed Circuit Camera(s), Fire Alarm, Security System Owned
Flooring: Ceramic Tile, Hardwood	Sewer: Septic Tank
Grn Bld Cert: ENERGY STAR Certified	Spa: None
Green Eff: Appliances	Utilities: Cable Available, Electricity Available, Phone Available
Grn Gen: None	View: Mountain(s), Rural, Trees/Woods
Heating: Central, Electric	Water Frtage: 0
HERS Index:	Waterfront: None
Horse Amen: Barn, Corral(s), Hay Storage, Pasture	Water Ament:
Interior: Cathedral Ceiling(s), Crown Molding, Disappearing Attic Stairs, High Ceilings 10 ft Lower, High Ceilings 10 ft Main, High Ceilings 10 ft Upper, Walk-In Closet(s)	Water Source: Well
Lot Features: Creek On Lot, Farm, Mountain Frontage, Pasture, Private, Stream or River On Lot	Windows: Double Panes
Other Equip: Dehumidifier	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [004N08-00000-036-00A,00C,00D](#)**PPIN #/APN:** 96113432**Tax/Tax Year:** \$8,444 / 2023**Land/Lot:** 0**Representitive of Property:** No**# of Units to Be Built:** 0**Plat Book/Page:** 0/0**Section/GMD:** 2**Lot:** 0**District:** 4**Deed Book/Page:** 14511/2092**Block:** 0**Listing Conditions:** None**Special Circumstances:** Owner/Agent**Land Lease:** No**HOA Phone:****HOA Rent Restriction:** No**Lot Dim:** x 1700**Owner Finance:** No**Owner 2nd:** No**Assessment Due/Contemplated:** No**Association Fee:** \$0**Swim/Tennis:** \$0**Assumable:** No**Master Assoc Fee:** \$0**Home Warranty:** Yes**Initiation Fee:** \$0

Agent License#: 403626

Firm License#: H-65591

Office: [Berkshire Hathaway HomeServices Georgia Properties](#)

Show Inst: Appointment Only, Showing Service

Buyer Agency Compensation: 3%

Agent: [Korie Schmidt](#)

Co-Agent:

Dual Var Comp: No

Lockbox: Supra , Other

BuyBrk Present Offer to Seller: No

Listing Contract Date: 07/11/2023

Dup FMLS#: 7250392

LB Location: will advise

Contact: Korie Schmidt

On-Market Date: 07/14/2023

Phone/Cell: 404-512-1456/404-512-1456

Phone/Cell:

Phone/Fax: 770-720-1400/770-720-7587

Email: korie.schmidt@bhhsgeorgia.com

Occupant Type: Owner

Possession: Close of Escrow

Contact Phone: 404-512-1456

Original List Price: \$1,900,000

Act DOM: 164

Thursday, January 25, 2024 **11:00 AM**

Requested By: Kyle Stroud

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

Agent Full**\$1,750,000
Active****MLS System - FMLS****Residential** - Detached

MLS #: 7217855

Broker: [WPATOI](#)**Availability:** No conditions[2165 Bonnavit Court NE](#)**City:** Atlanta**County:** Dekalb - GA**Subd/Comp:** Briarcliff Woods

Lvls	Bdrms	Baths	Hlf Bth
Upper	2	2	0
Main	3	3	1
Lower	0	1	0
Total	5	6	1

SCHOOLS**Elem:** Sagamore Hills**Bus Rte:** N**Middle:** Henderson - Dekalb**Bus Rte:** Y**High:** Lakeside - Dekalb**Bus Rte:** Y**Subtype:** Single Family Residence**Condition:** Updated/Remodeled**Levels/Stories:** 2**\$/SF:** \$346.53**Year Built:** 1962**Sq Ft/Source:** 5,050 / Builder**Acres/Source:** 0.7000 / Public Records**Above Grade Finished Area:** 3,550**Const:** Brick 4 Sides**Below Grade Finished Area:** 1,500**Arch Style:** Traditional**Below Grade Unfinished Area:** 300**Foundation:** Block

Directions: From I85 head S on Clairmont, turn left on Briarcliff, right on Fisher Trail, Rt on Morris Landers and right on Bonnavit Ct. Home is on left and is the corner lot.

Public: Like new construction professional core renovation to the studs. This fenced and gated Estate home sits on a A3/4 acre corner lot on quiet cul de sac street. Located on one of the most coveted streets in Sagamore Hills. Five minute walk to Sagamore Elementary and local swim/tennis club. Rocking chair front porch. Large entry foyer with open floor plan. Professional gourmet cook kitchen with quartz and stainless appliances, large island with seating, bay window with dining area, and butler's pantry. Formal Dining room, open fireside family room with door to light filled sunroom. Two Full Laundry rooms one on main and one upstairs. Wide hallway leads to two en suite bedrooms and an owners suite retreat with his and her closets, Deluxe spa bath with double vanity sinks, soaking tub and separate shower and heated floors. Bonus room home office also on first level. Upstairs has two large bedrooms en suite with large central room for office, play room etc. Finished lower level with separate heat and air and wet bar. Additional closet and full bath. Main home has a two car garage. In addition, a new 3 car detached garage with two bathrooms one on ground level for working in the yard or future pool access. A second floor in law suite guest room or home office complete with full bath, day kitchen w / refrigerator and microwave. Hardwood floors, new windows, designer lighting, too many bells and whistles to mention. Come see for yourself this renovation designed for modern day living. Yard has space for pool and seller had already obtained permit for new buyer. Minutes to Emory, CDC, VA Hospital, Children's Health care of Atlanta and the Oak Grove shops and restaurants.

Private: Seller is General Contractor and Realtor complete with all new plumbing, electrical and HVAC systems throughout. a beautiful sunroom opening up to a private backyard which is prepared for a pool (permit approved), outdoor kitchen, fire pit or whatever your family desires. With 5 bedrooms each with their own bathrooms, two laundry rooms, and a spacious finished basement with bath your family will have all the privacy and connections with room for entertaining. There is also a 3 car detached garage with bathroom ground level/pool access and a second floor set up to be an in-law suite, guesthouse or office area complete with bath, refrigerator, sink, and counter microwave. Sitting on .7 acres partially fenced in with a gate on driveway this newly landscaped with Wi-Fi sprinkler system will guarantee years of enjoyment with 5 garages and plenty of additional parking this rare find in the highly coveted Briarcliff Woods/Sagamore Hills area.

ROOMS

Bedroom:	In-Law Suite/Apartment, Master on Main
Master Bath:	Double Vanity, Separate Tub/Shower
Kitchen:	Breakfast Bar, Cabinets White, Kitchen Island, Other Surface Counters, Pantry Walk-In, Stone Counters, View to Family Room, Wine Rack
Dining:	Open Concept
Laundry:	Common Area, Laundry Room, Main Level, Upper Floor
Rooms:	Basement, Laundry, Office, Sun Room

FEATURES

Accessibility:	None	Other Struct:	Garage(s), Guest House
Appliances:	Dishwasher, Dryer, ENERGY STAR Appliances, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Washer	Parking Feat:	Attached, Detached, Driveway, Garage, Garage Door Opener, Garage Faces Side, Kitchen Level
Basement:	Daylight, Exterior Entry, Finished, Finished Bath, Full	Parking:	Carports: Garages: 5 Parking: 3
Community:	None	Patio/Porch:	Covered, Front Porch
Cooling:	Central Air, Zoned	Pool Features:	None
Electric:	220 Volts, 220 Volts in Laundry	Pool Private:	
Exterior:	Lighting, Rain Gutters	Road Front:	City Street
Fencing:	Back Yard, Privacy	Road Surface:	Asphalt
Fireplace #:	1	Roof:	Composition
Fireplace:	Gas Log, Living Room	Security:	Carbon Monoxide Detectors, Security Gate, Smoke Detector(s)
Flooring:	Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Grn Bld Cert:		Spa:	None
Green Eff:	Appliances, HVAC, Insulation, Lighting, Thermostat	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities
Grn Gen:	None	View:	Other
Heating:	Forced Air, Natural Gas	Water Frntage:	
HERS Index:		Waterfront:	None
Horse Amen:	None	Water Ament:	
Interior:	Bookcases, Crown Molding, Double Vanity, Entrance Foyer, High Speed Internet, His and Hers Closets, Low-Flow Fixtures, Tray Ceiling(s), Walk-In Closet(s)	Water Source:	Public
Lot Features:	Back Yard, Corner Lot, Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear	Windows:	Insulated Windows, Window Treatments, Wood Frames
Other Equip:	Dehumidifier		

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [18-159-13-001](#)**Land/Lot:** 159&160 **District:** 18**Plat Book/Page:** 32/36**Listing Conditions:** Real Estate Owned**HOA Phone:****Owner Finance:** No**Association Fee:****PPIN #/APN:** 1153956**Section/GMD:** 0**Deed Book/Page:** 29713/396**Special Circumstances:** Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Tax/Tax Year:** \$8,029 / 2022**Lot:** 1**Block:** L**Land Lease:** No**Lot Dim:** 224 x 170**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:**

Master Assoc Fee: \$0

Legal Desc: 2165 Bonnavit Ct, Atlanta, GA 30656

Home Warranty: Yes

[LISTING AGENT](#) | [OWNER](#) | [SHOWING INSTRUCTIONS](#)

Agent License#: 424652

Firm License#: H-81057

Office: [ATL_Reality_Plus](#)

Show Inst: Anytime Access

Buyer Agency Compensation: 3%

Lockbox: Supra

BuyBrk Present Offer to Seller: No

Listing Contract Date: 05/15/2023

Agent: [chris white](#)

Co-Agent:

Dual Var Comp: No

Contact: Chris White

On-Market Date: 05/17/2023

Phone/Cell: 678-859-6266/678-859-6266

Phone/Cell:

Phone/Fax: 770-317-1015/000-000-0000

Email: [chris@rmssouth.com](#)

Occupant Type: Vacant

Possession: Close of Escrow

Contact Phone: 678-859-6266

Original List Price: \$1,750,000

Act DOM: 253

Thursday, January 25, 2024

11:00 AM

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**
\$1,700,000
Active
Residential - Detached

MLS #: 7318642

[431 Clifton Road NE](#)

City: Atlanta

County: Dekalb - GA

Subd/Comp: Lake Claire/ Candler Park

Lvl's Bdrms Baths Hlf Bth

SCHOOLS

Upper	5	4	0
Main	1	1	0
Lower	0	0	0
Total	6	5	0

Elem: Mary Lin	Bus Rte:
Middle: David T Howard	Bus Rte:
High: Midtown	Bus Rte:

Subtype: Single Family Residence**Levels/Stories:** 2**Year Built:** 2024**Acres/SOURCE:** 0.2000 / Public Records**Const:** Brick 4 Sides, Cement Siding, Hardiplank Type**Arch Style:** Craftsman**Condition:** New Construction**Sq Ft/Source:** 3,636 / Builder**\$/SF:** \$467.55**Above Grade Finished Area:** 3,636**Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Brick/Mortar**Directions:** Please follow your GPS.

Public: New Construction in Lake Claire/Candler Park. Main house has 5 beds and 4 baths and the full apartment/Carrige House/AUD has 1 bed, 1 bath and kitchen over 2 car garage. Beautifully finished with high end appliances, marble and hardwood floors throughout. Gas fireplace in the den and another gas built in fireplace on your backyard patio. Steps from the Lake Claire/Candler Park business district with restaurants and a market, but far enough off the road for complete privacy. Within walking distance there are additionally 2 playgrounds and the Freedom Park Path/Carter Center trails leading to the Beltline. Intown living surrounded by friendly neighbors and walkable amenities in the Mary Lin/Howard/Midtown school districts. (2) EV cahrges. Great Back deck with a gas conection for your grill, no more changing the gas tank!

Private: Im the Owner/Agent/Builder, if you ahve a question i have an awnser. im looking forward to working with you. Please use Showingtime or call me, text me, or email me. My cell # 404-921-7160. My email is PINEYROATL@GMAIL.COM. Please disclose to your clients is a owner/agent listing. TY!!! on supra and ready for your showings. THANK YOU! To access the garge dial 1989 and hit enter.

ROOMS

Bedroom: Oversized Master, Roommate Floor Plan, Studio
Master Bath: Double Shower, Double Vanity, Separate His/Hers, Tub Only
Kitchen: Breakfast Bar, Breakfast Room, Cabinets Other, Cabinets White, Eat-in Kitchen, Kitchen Island, Pantry, Pantry Walk-In, Stone Counters
Dining: Butlers Pantry, Separate Dining Room
Laundry: In Hall, Laundry Closet, Laundry Room, Sink
Rooms: Dining Room, Family Room, Office

FEATURES

Accessibility: None
Appliances: Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Appliances, Gas Range, Microwave, Range Hood, Refrigerator, Self Cleaning Oven
Basement: Crawl Space
Community: Near Beltline, Near Marta, Near Schools, Near Shopping, Near Trails/Greenway, Playground, Restaurant, Sidewalks, Street Lights
Cooling: Ceiling Fan(s), Central Air, Electric
Electric: 110 Volts, 220 Volts in Garage, 220 Volts in Laundry
Exterior: Gas Grill, Private Front Entry, Private Rear Entry, Private Yard
Fencing: Fenced, Wood
Fireplace #: 2
Fireplace: Factory Built, Family Room, Gas Log, Gas Starter, Outside
Flooring: Hardwood
Grn Bld Cert:
Green Eff: Appliances, Construction, Doors, HVAC, Insulation, Lighting

Other Struct: Carriage House
Parking Feat: Assigned, Covered, Garage, Garage Door Opener

Parking: **Carports:** 2 **Gardages:** 4
Patio/Porch: Covered, Deck, Enclosed, Front Porch, Rear Porch

Pool Features: None
Pool Private:
Road Front: City Street
Road Surface: Asphalt
Roof: Composition
Security: Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available

View: Other
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Public

Windows: Double Panes, Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [15-239-02-116](#)**Builder:** Pine & Son Builders LLC**Land/Lot:** 09**District:** GM**Plat Book/Page:** 238/29087**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:** \$0**Master Assoc Fee:** \$0**Legal Desc:** PB 3K PG 403**PPIN #/APN:** 5056686**Section/GMD:** GH**Deed Book/Page:** 30502/459**Special Circumstances:** Owner/Agent**HOA Rent Restriction:** No**Owner 2nd:** No**Swim/Tennis:** \$0**Home Warranty:** Yes**Tax/Tax Year:** \$1,917 / 2022**Lot:** LK**Block:** 09**Land Lease:** No**Lot Dim:** 150 x 50**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:****Agent License#:** 352382**Firm License#:** H-62466**Office:** HomeSmart**Show Inst:** Appointment Only**Buyer Agency Compensation:** 3%**Agent:** [Hector Pineyro](#)**Co-Agent:****Dual Var Comp:** No**Phone/Cell:** 404-921-7160/404-921-7160**Phone/Cell:****Phone/Fax:** 404-876-4901/404-478-8495**Email:** pineyroatl@gmail.com**Occupant Type:** Vacant**Possession:** Close of Escrow

Lockbox: Supra
BuyBrk Present Offer to Seller: Yes
Listing Contract Date: 01/02/2024

Contact: Hector
On-Market Date: 01/02/2024

Contact Phone: 404-921-7160
Original List Price: \$1,700,000
Act DOM: 23

Thursday, January 25, 2024 11:00 AM

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****\$1,650,000
Active****Residential** - Detached

MLS #: 7327156

[109 Driftwood Place](#)

City: Decatur

County: Dekalb - GA

Subd/Comp: Decatur

Broker: [PHPA01](#)**Availability:** No conditions**State:** Georgia, 30030**Lake:** None

Lvls Bdrms Baths Hlf Bth

SCHOOLS

Upper 4 3 0

Elem: Winnona Park/Fifth Avenue**Bus Rte:** N

Main 1 1 0

Middle: Beacon Hill**Bus Rte:** N

Lower 0 0 0

High: Decatur**Bus Rte:** N

Total 5 4 0

Subtype: Single Family Residence**Condition:** New Construction**\$/SF:** \$515.63**Levels/Stories:** 2**Sq Ft/Source:** 3,200 / Builder**Year Built:** 2024**Above Grade Finished Area:** 3,200**Acres/SOURCE:** 0.5500 / Appraiser**Below Grade Finished Area:** 0**Const:** Brick Veneer, Cement Siding,**Below Grade Unfinished Area:** 0

Hardiplank Type

Arch Style: Traditional**Foundation:** Concrete Perimeter

Directions: From downtown Decatur, head South past Agness Scott College on Candler St just over a mile, and turn right onto Driftwood Terrace, and right onto Driftwood Place. The lot will be on your left.

Public: Brand new custom floorplan in the City of Decatur ready for your finishing touches! Designed by award winning local builder and interiors company, Terracotta Design Build, specifically to highlight this incredible half-acre lot. Nicely elevated above the quiet cul-de-sac with an extra-deep backyard offering plenty of room for a pool, pool house or other auxiliary dwelling unit (think...a cottage for grandparents or AirBnB!). Choose from two floorplans, one with owners bedroom suite upstairs, or an alternate floorplan has it on the main floor. OR, buy the lot independently for \$469,900 and work with your own architect/builder. This elegant home seamlessly integrates sophisticated design, style, and functionality. The spacious open floorplan has curated design finishes, gorgeous hardwoods and high ceilings. Gourmet kitchen has a Thermador appliance package, walk-in pantry, and a large island open to the great-room. Walk out to a huge screened porch overlooking your gorgeous backyard and wooded back-lot. Your own private sanctuary in the middle of the city! Owners suite has a luxurious en-suite bathroom and generous walk-in closet. Upstairs are three additional spacious bedrooms, each with direct access to a bathroom, and a large loft area. Main floor also has a guest room/office and full bath. The 2-car garage has the option for a carriage house or office above, and a basement is also an option. The possibilities for this large lot are endless! Amazing location, walkable to Decatur Square, Oakhurst Village, all Pre-K through 12th grade top ranked City Schools of Decatur, McKoy Park and Pool, Dearborn Park, Agnes Scott, and more. Truly an amazing opportunity for a stunningly beautiful home and private homesite. Existing home already demolished and trees have been removed from building area. Tree/Topo survey available. Construction ready to begin this spring with completion date spring/summer 2025. New construction home being built by Terracotta next door at 105 Driftwood Pl is already under contract.

Private: Owner will sell the lot separately if your client wishes to use their own architect/builder. Or, Terracotta will work with your client if they wish to customize the existing floorplan. Contact me today to coordinate a meeting with Terracotta, they're very professional and your client will be really excited after meeting with them! Pre-existing house on property has been demolished, and trees have already been removed saving your buyer about \$30k, avoiding 2 months of demolition delay (required in the City of Decatur), and months of working with the City Arborist. Additional options include: Accessory dwelling unit, finished or unfinished basement, 2nd floor suite or home office over garage. Specifications, floor plans, site plan, elevations, topo/tree survey, avail in FMLS docs. Home site sits high up and is NOT in flood plain, no flood insurance required. This is going to be a stunning home! Let's get started!

ROOMS

Bedroom: Oversized Master
Master Bath: Separate Tub/Shower
Kitchen: Breakfast Bar, Eat-in Kitchen, Kitchen Island, Pantry, Pantry Walk-In, Stone Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: Laundry Room, Upper Floor
Rooms: Laundry, Loft

FEATURES

Accessibility: None	Other Struct: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator	Parking Feat: Garage
Basement: None	Parking:
Community: Near Marta, Near Schools, Near Shopping, Park, Playground, Pool, Street Lights	Carparks: 2 Garages: 2 Parking: 2 Rear Porch, Screened
Cooling: Central Air, Zoned	Pool Features: None
Electric: 110 Volts, 220 Volts	Pool Private: No
Exterior: Private Yard	Road Front: City Street
Fencing: None	Road Surface: Asphalt
Fireplace #: 1	Roof: Composition
Fireplace: Family Room, Gas Log, Gas Starter	Security: Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
Flooring: Ceramic Tile, Hardwood	Sewer: Public Sewer
Grn Bld Cert: EarthCraft Home	Spa: None
Green Eff: Appliances, Construction, Insulation, Thermostat, Water Heater, Windows	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Grn Gen: None	View: Trees/Woods
Heating: Central, Forced Air, Natural Gas, Zoned	Water Frtage: 0
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament: None
Interior: Bookcases, Disappearing Attic Stairs, Double Vanity, Entrance Foyer, High Ceilings, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, High Speed Internet, Low-Flow Fixtures, Vaulted, Walk-In Closet(s)	Water Source: Public
Lot Features: Back Yard, Cul-De-Sac, Private	Windows: Double Panes, Insulated Windows
Other Equip: None	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [15-214-02-031](#)**PPIN #/APN:** 15-214-02-031**Tax/Tax Year:** \$2,874 / 2022**Land/Lot:** 214**Representitive of Property:** Yes**# of Units to Be Built:** 1**Plat Book/Page:** 0/0**District:** 15**Section/GMD:** 0**Lot:** 0**Block:** 0**Deed Book/Page:** 25749/369**Land Lease:** No**Lot Dim:** 79X381X56X352

Listing Conditions: None
HOA Phone:
Owner Finance: No
Association Fee: \$0
Master Assoc Fee: \$0
Legal Desc: 15-214-02-031

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

[LISTING AGENT](#) | [OWNER](#) | [SHOWING INSTRUCTIONS](#)

Agent License#: 322816

Firm License#: H-62466

Office: [HomeSmart](#)

Show Inst: Anytime Access

Buyer Agency Compensation: 3.00%

Agent: [HEATHER TELL](#)

Co-Agent:

Phone/Cell: 404-219-4078/404-219-4078

Phone/Cell:

Phone/Fax: 404-876-4901/404-478-8495

Email: heather@heathertell.com

Occupant Type: Vacant

Compensation Comments: This transaction for the purchase of the home-to-be-built is contingent upon the simultaneous closing of the lot listing (FMLS # 7160989) and the Construction Agreement.

The gross commission referenced herein is for the total purchase price of the land and proposed new construction home and will be paid to Brokers when both the land and buyer's construction loan have closed (no separate, additional commission for the purchase of the lot). If lot is sold separately commission paid per FMLS#7160989

Lockbox: None

BuyBrk Present Offer to Seller: No

Listing Contract Date: 01/20/2024

Dual Var Comp: Yes

LB Location: NA

Contact: Heather Tell

On-Market Date: 01/20/2024

Contact Phone: 404-219-4078

Original List Price: \$1,650,000

Act DOM: 5

Thursday, January 25, 2024

11:00 AM

Requested By: Kyle Stroud

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

Agent Full

\$1,650,000
Active



MLS System - FMLS

Residential - Detached

MLS #: 7303435 Broker: [EVNG01](#)

[239 COVERED BRIDGE Lane](#)

City: Cherry Log

County: Fannin - GA

Subd/Comp: The heights

Availability: No conditions

Lvls Bdrms Baths Hlf Bth

Upper	1	1	0
Main	1	1	1
Lower	2	1	0
Total	4	3	1

SCHOOLS

Elem: Blue Ridge - Fannin	Bus Rte: Y
Middle: Fannin County	Bus Rte:
High: Fannin County	Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 3 or more

Year Built: 2017

Acres/SOURCE: 1.0900 / Assessor

Const: Other, Wood Siding

Arch Style: Chalet, Cabin, Contemporary/Modern

Condition: Resale

Sq Ft/Source: 3,109 / Public Records **\$/SF:** \$530.72

Above Grade Finished Area: 1,600

Below Grade Finished Area: 1,500

Below Grade Unfinished Area:

Foundation: Concrete Perimeter

Directions: From McDonalds on 515 in Blue Ridge take Hwy 5 to Hwy 2 for 4 miles to Cashes Valley Road. Go left on Cashes Valley for about 1/4 mi. Turn L to the Heights. Gated community. Go through gate, stay left under covered bridge. House is on the L. SIP.

Public: Welcome home to this beautiful chalet nestled atop a picturesque setting in the coveted neighborhood of the Heights. This home features a harmonious blend of classic chalet and modern rustic. Exquisitely appointed and landscaped, completely fenced and surrounded by National Forest. Just minutes to Blue Ridge and Ellijay

Private: Agent owned, occupied 2 hour notice required.

ROOMS

Bedroom: Double Master Bedroom
Master Bath: Double Vanity, Soaking Tub, Vaulted Ceilings
Kitchen: Breakfast Bar
Dining: Separate Dining Room
Laundry: Laundry Closet
Rooms: Loft

FEATURES

Accessibility: Bedroom, Central Living Area
Appliances: Double Oven, Dishwasher, Dryer, Disposal, Refrigerator, Gas Oven, Microwave, Range Hood, Self Cleaning Oven
Basement: Full, Finished, Finished Bath, Exterior Entry, Driveway Access
Community: Barbecue, Gated, Other
Cooling: Central Air
Electric: 220 Volts
Exterior: Gas Grill, Lighting, Private Yard, Rain Gutters, Courtyard
Fencing: Back Yard, Wood
Fireplace #: 5
Fireplace: Brick, Gas Log, Family Room, Living Room, Outside, Ventless
Flooring: Hardwood, Ceramic Tile
Grn Bld Cert:
Green Eff: None
Grn Gen: None
Heating: Central, Heat Pump
HERS Index:
Horse Amen: None
Interior: Cathedral Ceiling(s), Double Vanity, Vaulted
Lot Features: Back Yard, Cleared, Corner Lot, Cul-De-Sac, Landscaped
Other Equip: Generator

Other Struct: None
Parking Feat: Driveway, Level Driveway
Parking:
Patio/Porch: Deck, Enclosed
Pool Features: None
Pool Private:
Road Front: Private Road
Road Surface: Paved
Roof: Metal
Security: Carbon Monoxide Detectors
Sewer: Septic Tank
Spa: Private
Utilities: Cable Available, Electricity Available, Underground Utilities, Water Available
View: Mountain(s)
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Shared Well
Windows: Double Panes, Shutters, Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [0065 0091K](#)
Land/Lot: 306 District: 1
Plat Book/Page: 1/1
Listing Conditions: None
HOA Phone: 404-759-0746
Owner Finance: No
Association Fee: \$1,100 / Annually
Master Assoc Fee: \$0
Legal Desc: 9-2 LL306 LT35 DB1253-210 1.09 AC

PPIN #/APN: 30805
Section/GMD: 09
Deed Book/Page: 1253/210
Special Circumstances: Owner/Agent
HOA Rent Restriction: Yes
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: No

Tax/Tax Year: \$1,781 / 2022
Lot: 35 Block: 9
Land Lease: No Lot Dim: 1 x 1

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

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 394968
Firm License#: H-80458
Office: [Engel & Volkers North Georgia Mountains](#)
Show Inst: Appointment Only
Buyer Agency Compensation: 3%

Lockbox: None
BuyBrk Present Offer to Seller: No
Listing Contract Date: 11/14/2023

Agent: [Deborah Bruggemeier](#)
Co-Agent:

Dual Var Comp: No

LB Location: None
Contact: Debi Bruggemeier
On-Market Date: 11/14/2023

Phone/Cell: 317-412-4711/
Phone/Cell:
Phone/Fax: 706-406-5572/404-581-5844
Email: debi@evmountains.com
Occupant Type: Owner
Possession: Negotiable

Contact Phone: 317-412-4711
Original List Price: \$1,675,000 Act DOM: 72

Thursday, January 25, 2024

11:00 AM

Requested By: Kyle Stroud

Agent Full**\$1,650,000
Active****MLS System - FMLS****Residential** - Detached

MLS #: 7300931

[518 St Ives Walk](#)

City: Monroe

County: Walton - GA

Subd/Comp: ST IVES

Broker: [CLIK01](#)**Availability:** No conditions**State:** Georgia, 30655-1976**Lake:** None**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper****Main****Lower****Total**

2

2

3

6

1

2

1

6

0

1

1

2

Elem: Atha Road**Middle:** Youth**High:** Walnut Grove**Bus Rte:****Bus Rte:****Bus Rte:****Subtype:** Single Family Residence**Levels/Stories:** 2**Year Built:** 2009**Acres/SOURCE:** 1.5700 / Public Records**Const:** Stone, Wood Siding**Arch Style:** Cottage**Condition:** Updated/Remodeled**Sq Ft/Source:** 7,900 / Owner**\$/SF:** \$208.86**Above Grade Finished Area:** 5,143**Below Grade Finished Area:** 2,856**Below Grade Unfinished Area:****Foundation:** Concrete Perimeter, Slab

Directions: .7 miles east of Highway 138 onto Michael Etchison Road. Turn left onto McDanial Street for 1/3 of a mile. Turn left into St. Ives subdivision. 518 St. Ives Walk will be the 7th home on the right.

Public: 6BR/6.5 BA home sitting on 1.6 acres and in a gated subdivision.

Private: Please make appointments through ShowingTime or contact seller directly. All questions and contracts should be directed to the seller, Bryan Pulliam at bryan@bryanhulliam.com or (770) 826-5009 or . If using electronic signatures, assure seller signs first, before sending to Clickit Realty. All signed (paper copy) offers should be emailed to Clickit Realty at info@clickitrealty.com once signed by the seller.

ROOMS

Bedroom: Master on Main
Master Bath: Double Shower, Separate His/Hers, Separate Tub/Shower
Kitchen: Breakfast Bar, Breakfast Room, Keeping Room, Kitchen Island, Pantry Walk-In
Dining: Separate Dining Room
Laundry: Laundry Room, Main Level, Mud Room
Rooms: Bonus Room, Family Room, Game Room, Living Room, Media Room, Office

FEATURES

Accessibility: None	Other Struct: Gazebo
Appliances: Dishwasher, Disposal, Double Oven	Parking Feat: Driveway, Garage, Garage Door Opener, Garage Faces Front
Basement: Daylight, Exterior Entry, Finished, Finished Bath, Interior Entry	Parking: Garages: 3
Community: Gated, Homeowners Assoc, Near Schools, Near Shopping, Near Trails/Greenway, Park, Playground, Sidewalks, Street Lights	Patio/Porch: Deck, Front Porch
Cooling: Ceiling Fan(s), Central Air	Pool Features: None
Electric: None	Pool Private:
Exterior: Garden, Private Front Entry, Private Rear Entry, Private Yard, Rain Gutters	Road Front: None
Fencing: None	Road Surface: Asphalt, Concrete
Fireplace #: 4	Roof: Shingle
Fireplace: Factory Built, Family Room	Security: Fire Alarm, Security Gate
Flooring: Carpet, Ceramic Tile, Hardwood	Sewer: Public Sewer
Grn Bld Cert:	Spa: None
Green Eff: Appliances, Insulation, Thermostat, Windows	Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
Grn Gen: None	View: Trees/Woods
Heating: Central, Electric	Water Frtage:
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament: None
Interior: Beamed Ceilings, Bookcases, Double Vanity, Entrance Foyer, Entrance Foyer 2 Story, High Ceilings 9 ft Main, His and Hers Closets, Tray Ceiling(s)	Water Source: Public
Lot Features: Back Yard, Front Yard, Landscaped, Sloped, Wooded	Windows: Insulated Windows
Other Equip: Home Theater	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** NM07E00000020000**District:** 3**PPIN #/APN:** 35257**Land/Lot:** 5**Section/GMD:** 0**Plat Book/Page:** 092/045**Deed Book/Page:** 2970/391**Listing Conditions:** None**Special Circumstances:** Owner/Agent**HOA Phone:****HOA Rent Restriction:** No**Owner Finance:** No**Owner 2nd:** No**Association Fee:** \$0**Swim/Tennis:** \$0**Master Assoc Fee:** \$700 / Annually**Home Warranty:** No**Assoc Includes:** Maintenance Grounds**Legal Desc:** #20/ ST IVES 1.57AC**Tax/Tax Year:** \$13,244 / 2022**Lot:** 1**Block:** 0**Land Lease:** No**Lot Dim:** x**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:****LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent License#:** 347205**Agent:** [SUSAN AYERS](#)**Phone/Cell:** 678-344-1600/000-000-0000**Firm License#:** H-36294**Co-Agent:****Phone/Cell:****Office:** [Clickit Realty](#)**Phone/Fax:** 678-344-1600/404-857-0328**Show Inst:** See Remarks, Showing Service, Vacant**Email:** info@clickitrealtyinc.com**Buyer Agency Compensation:** 3%**Dual Var Comp:** No**Occupant Type:** Vacant**Lockbox:** None**Possession:** Close of Escrow**BuyBrk Present Offer to Seller:** Yes**Contact:** Bryan Pulliam**Contact Phone:** 770-826-5009**Listing Contract Date:** 11/08/2023**On-Market Date:** 11/08/2023**Original List Price:** \$1,650,000**Act DOM:** 78

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

Agent Full**\$1,599,000
Active****MLS System - FMLS****Residential** - Detached

MLS #: 7283011

Broker: [PHPA01](#)[2987 Northside Drive NW](#)

City: Atlanta

County: Fulton - GA

Subd/Comp: None

Availability: No conditions

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

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2006
Acres/SOURCE: 0.5480 / Public Records
Const: Cement Siding
Arch Style: Contemporary/Modern

Condition: Updated/Remodeled
Sq Ft/Source: 2,736 / Public Records **\$/SF:** \$584.43
Above Grade Finished Area:
Below Grade Finished Area:
Below Grade Unfinished Area:
Foundation: Slab

Directions: Please use GPS

Public: Welcome Home to this Contemporary/ Modern Home!!! Minutes from the Prestigious Buckhead Village & Chastain Park! This State of the Art home offers elegance unlike anything else in the area. This 3bed/ 3 Full baths home is on an Extremely private lot Surrounded by lush greenery. offers resort-style feel the minute you drive up. This home features heated floors, high-end State of the are Miele appliances, Switch modern cabinets, a steam room, wall-to-ceiling windows and so much more! With privacy in mind, this home boasts beautiful landscaping that compliments the cutting-edge architecture and nature elements w/ large courtyard, carport with private entry & a Private backyard. Perfect for short-term executive, and corporate relocation. Ideally located in the Minutes to restaurants, and shopping, with easy access to all major Atlanta interstates for easy commute.

Private:**ROOMS**

Bedroom: Master on Main, Oversized Master, Split Bedroom Plan
Master Bath: Double Vanity, Shower Only
Kitchen: Breakfast Bar, Cabinets Other, Eat-in Kitchen, Kitchen Island, Pantry, Stone Counters, View to Family Room
Dining: Great Room
Laundry: Laundry Room, Main Level
Rooms: Bonus Room, Family Room, Living Room, Media Room, Office, Workshop

FEATURES

Accessibility: None	Other Struct: None
Appliances: Dishwasher, Disposal, Dryer, Electric Cooktop, Gas Oven, Microwave, Refrigerator, Washer	Parking Feat: Carport
Basement: None	Parking:
Community: Near Beltline, Near Marta, Near Schools, Near Shopping, Near Trails/Greenway, Public Transportation, Restaurant	Patio/Porch: Patio
Cooling: Ceiling Fan(s), Central Air, Zoned	Pool Features: None
Electric: 220 Volts	Pool Private:
Exterior: Courtyard, Private Front Entry, Private Rear Entry, Private Yard, Storage	Road Front: City Street
Fencing: Back Yard, Front Yard, Stone	Road Surface: Asphalt
Fireplace #: 1	Roof: Composition
Fireplace: Factory Built	Security: Carbon Monoxide Detectors, Fire Alarm, Smoke Detector(s)
Flooring: Concrete, Hardwood	Sewer: Public Sewer
Grn Bld Cert:	Spa: None
Green Eff: None	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen: None	View: Trees/Woods
Heating: Central, Forced Air, Zoned	Water Frtage:
HERS Index:	Waterfront: None
Horse Amen: None	Water Ament:
Interior: Bookcases, Entrance Foyer, Entrance Foyer 2 Story, High Ceilings 10 ft Main, High Ceilings 10 ft Upper, High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Wet Bar	Water Source: Public
Lot Features: Back Yard, Front Yard, Level, Private	Windows: Insulated Windows
Other Equip: None	

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [17-0143-0002-070-3](#)**Land/Lot:** 0 **District:** 0**Plat Book/Page:** 0/0**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:****Master Assoc Fee:** \$0**Legal Desc:** 0**PPIN #/APN:** 6010633**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:** \$15,576 / 2022**Lot:** 0**Block:** 0**Land Lease:** No**Lot Dim:** x**Assessment Due/Contemplated:** No**Assumable:** No**Initiation Fee:****Agent License#:** 427176**Firm License#:** H-62466**Office:** [HomeSmart](#)**Show Inst:** No Sign, See Remarks, Showing Service, Vacant**Buyer Agency Compensation:** 3%**Agent:** [Angela Oakley](#)**Co-Agent:****Dual Var Comp:** No**Phone/Cell:** 404-876-4901/404-786-4352**Phone/Cell:****Phone/Fax:** 404-876-4901/404-478-8495**Email:** adrtaxco@gmail.com**Occupant Type:** Vacant**Possession:** Close of Escrow**Lockbox:** Supra**BuyBrk Present Offer to Seller:** No**Listing Contract Date:** 09/29/2023**Contact:** Angela Oakley**On-Market Date:** 09/29/2023**Contact Phone:** 404-786-4352**Original List Price:** \$1,599,000**Act DOM:** 118

Thursday, January 25, 2024

11:00 AM

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****\$1,500,000
Active****Residential** - Detached

MLS #: 7325197

[2706 High Vista Pointe](#)

City: Gainesville

County: Hall - GA

Subd/Comp: High Pointe

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	1	1
Lower	2	2	1
Total	6	5	2

Availability: No conditionsBroker: [KWRH01](#)**State:** Georgia, 30501-1216**Lake:** Lanier**SCHOOLS****Bus Rte:****Bus Rte:****Bus Rte:****Elem:** Enota Multiple Intelligences Academy**Middle:** Gainesville East**High:** Gainesville**Condition:** Resale**Sq Ft/Source:** 4,942 / Public Records **\$/SF:** \$303.52**Above Grade Finished Area:****Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:** Concrete Perimeter**Subtype:** Single Family Residence**Levels/Stories:** 2**Year Built:** 2018**Acres/Source:** 0.2800 / Public Records**Const:** Cement Siding, Frame**Arch Style:** Craftsman**Directions:** From Gainesville - Take Thompson Bridge Road (Hwy 60) north. Right on High Vista Pt - first house on right.

Public: Breathtaking showcase home in the luxurious High Pointe Community. This modern craftsman home was professionally designed and custom-built with crisp, contemporary finishes and fixtures. Catch the sunrise from one of the Trex back decks, and end the day with sunsets from the front porch swing. You'll love the 100+ year-old reclaimed hardwood floors and details found throughout, glorious wall treatments, gracious open floor plan, grand foyer, and soaring great room overlooking Lake Lanier. There is a lovely flex space on main that makes a perfect office or formal dining room. The stunning master suite features deck access, motorized blinds, and a Carrara marble bathroom with an exquisite free-standing tub. Easily entertain from the gourmet kitchen with Viking appliances, Sonos Sound throughout (including both porches + TV hookups), ample sleeping space & sprawling terrace level. Host everyone downstairs in the spacious den with a second kitchen, billiards area, two ensuites plus tons of storage. Don't miss the two 220V electric car chargers in the garage and the easiest access to the community dock!

Private: AGENTS - Dani Burns, the listing agent, is the Seller. Please call Dani for the gate code.**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:	Great Room, Open Concept
Laundry:	Laundry Room, Main Level
Rooms:	Family Room, Great Room - 2 Story, Office

FEATURES

Accessibility:	Electric HVAC	Other Struct:	None
Appliances:	Dishwasher, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater	Parking Feat:	Garage, Garage Door Opener, Garage Faces Front
Basement:	Daylight, Finished, Full	Parking:	
Community:	Boating, Community Dock, Fishing, Gated, Homeowners Assoc, Lake, Marina, Powered Boats Allowed, Street Lights	Patio/Porch:	Carparks: Garages: 3 Parking: Covered, Deck, Front Porch, Rear Porch
Cooling:	Central Air, Heat Pump	Pool Features:	None
Electric:	220 Volts in Garage	Pool Private:	No
Exterior:	Other	Road Front:	Private Road
Fencing:	None	Road Surface:	Asphalt, Paved
Fireplace #:	1	Roof:	Composition, Ridge Vents
Fireplace:	Gas Starter, Great Room	Security:	Carbon Monoxide Detectors, Fire Alarm, Security Gate, Smoke Detector(s)
Flooring:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Grn Bld Cert:		Spa:	None
Green Eff:	Thermostat, Windows	Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Grn Gen:	None	View:	Lake, Mountain(s)
Heating:	Central, Natural Gas	Water Frntage:	124
HERS Index:		Waterfront:	Lake Front
Horse Amen:		Water Ament:	Covered, Deepwater Access , Other
Interior:	None	Water Source:	Public
Lot Features:	Bookcases, Coffered Ceiling(s), Disappearing Attic Stairs, Entrance Foyer, High Ceilings 9 ft Lower, High Ceilings 9 ft Upper, High Ceilings 10 ft Main, High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Wet Bar	Windows:	Insulated Windows, Plantation Shutters
Other Equip:	Front Yard, Lake On Lot, Landscaped, Sloped		
	Irrigation Equipment		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 01-00100-02-002	PPIN #/APN: 01-00100-02-002	Tax/Tax Year: \$8,000 / 2022
Land/Lot: 143	District: 9	Lot: 1
Plat Book/Page: 800/101A	Section/GMD: 0	Block: 0
Listing Conditions: None	Deed Book/Page: 7861/266	Land Lease: No
HOA Phone: 678-464-1601	Special Circumstances: Owner/Agent	Lot Dim: 90x115x124x129
Owner Finance: No	HOA Rent Restriction: Yes	Assessment Due/Contemplated: No
Association Fee: \$1,500 / Annually	Owner 2nd: No	Assumable: No
Master Assoc Fee: \$0	Swim/Tennis: \$0	Initiation Fee: \$1,000
Assoc Includes: Maintenance Grounds, Security	Home Warranty: No	
Legal Desc: NA		

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 251739	Agent: Dani Burns	Phone/Cell: 706-455-3076/706-455-3076
Firm License#: H-44438	Co-Agent:	Phone/Cell:
Office: Keller Williams Lanier Partners		Phone/Fax: 770-503-7070/678-922-7571
Show Inst: Appointment Only, Call Listing Agent, No Sign, Showing Service, Text Listing Agent		Email: daniqburns@gmail.com
Buyer Agency Compensation: 3%	Dual Var Comp: No	Occupant Type: Owner
Lockbox: Supra	LB Location: Front door - call for gate code	Possession: Negotiable

BuyBrk Present Offer to Seller: No
Listing Contract Date: 01/16/2024

Contact: Dani Burns
On-Market Date: 01/16/2024

Contact Phone: 706-455-3076
Original List Price: \$1,500,000
Act DOM: 9

Thursday, January 25, 2024 **11:00 AM**

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****\$1,500,000
Active****Residential** - DetachedMLS #: 7324047 Broker: GLLC01
[1091 Longley Avenue NW](#)

City: Atlanta

County: Fulton - GA

Subd/Comp: Knights Park/Howell Station

Availability: Conditions Exist: See Priv Rmrks

Lvls Bdrms Baths Hlf Bth

SCHOOLS

Upper 0 0 0

Elem: Centennial Place**Bus Rte:** Y

Main 3 2 0

Middle: Centennial Place**Bus Rte:** Y

Lower 0 0 0

High: Midtown**Bus Rte:** Y

Total 3 2 0

Subtype: Single Family Residence**Condition:** Resale**Levels/Stories:** 1**Sq Ft/Source:** 1,239 / Public Records**\$/SF:** \$1,210.65**Year Built:** 1920**Above Grade Finished Area:****Acres/Source:** 0.1100 / Public Records**Below Grade Finished Area:****Const:** Cedar**Below Grade Unfinished Area:****Arch Style:** Ranch**Foundation:** Block**Directions:** USE GPS

Public: HISTORIC HOWELL STATION INVESTMENT TRIO ON LONGLEY AVE NW: SEIZE THE OPPORTUNITY TO OWN A SLICE OF ATLANTA'S HISTORY WITH THESE THREE ADJACENT HOMES AT 1081, 1087, AND 1091 LONGLEY AVE NW, WHERE CHARM MEETS STEADY INCOME IN THE THRIVING WESTSIDE. CURRENTLY OCCUPIED BY ATLANTA HOUSING AUTHORITY TENANTS, THESE RESIDENCES PROMISE NOT JUST A RETURN ON INVESTMENT BUT ALSO A FUTURE RICH WITH DEVELOPMENT POSSIBILITIES. GENERATING A COMBINED GROSS RENT OF \$8,679 PER MONTH, WITH INDIVIDUAL RENTS OF \$3,000 (1081), \$2,829 (1087), AND \$2,850 (1091), THESE PROPERTIES OFFER A ROBUST INCOME STREAM. WITH THE ALLURING WESTSIDE PAPER DEVELOPMENT, BELTLINE, AND WESTSIDE PARK WITHIN ARM'S REACH, THESE PROPERTIES STAND AT THE CROSSROADS OF HISTORIC ALLURE AND MODERN CONNECTIVITY, OFFERING DIRECT ACCESS TO ATLANTA'S MOST DYNAMIC NEIGHBORHOOD FEATURES. A TURNKEY INVESTMENT AWAITING YOUR VISION: EACH HOME BRINGS THE CONVENIENCE OF OFF-STREET PARKING AND THE PROMISE OF GROWTH IN ATLANTA'S LARGEST PLANNED GREENSPACE AREA. PERFECT FOR THE SAVVY INVESTOR DRAWN TO THE ENCHANTMENT OF HOWELL STATION'S TREE-LINED STREETS AND THE PROSPECT OF AN AREA ON THE RISE, THESE HOMES ARE MORE THAN AN INVESTMENT—THEY'RE THE KEY TO UNLOCKING A VIBRANT LIFESTYLE ON THE WESTSIDE. DIVE INTO A FUTURE WHERE HISTORY IS PRESERVED, COMMUNITY FLOURISHES, AND POTENTIAL SOARS.

Private: Please note: These homes are currently tenant-occupied and are being offered as a package deal. All three properties must be sold together. Contact for details and please do not disturb the tenants. Showings will be allowed during Due Diligence.

ROOMS

Bedroom: Master on Main
Master Bath: Tub/Shower Combo
Kitchen: Eat-in Kitchen
Dining: None
Laundry: In Kitchen
Rooms: Other

FEATURES

Accessibility: None
Appliances: Electric Oven, Electric Water Heater
Basement: None
Community: None
Cooling: Central Air
Electric: 110 Volts
Exterior: Private Yard
Fencing: None
Fireplace #: 0
Fireplace: None
Flooring: Hardwood
Grn Bld Cert: None
Green Eff: None

Grn Gen: None
Heating: Heat Pump
HERS Index:
Horse Amen: None
Interior: Other
Lot Features: Back Yard
Other Equip: None

Other Struct: None
Parking Feat: Driveway, Level Driveway
Parking:
Carports: Garages: Parking: 1
Patio/Porch: Front Porch, Rear Porch
Pool Features: None
Pool Private: No
Road Front: City Street
Road Surface: Asphalt
Roof: Composition
Security: Security System Owned
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available
View: Other
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Public
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [17-0189-0002-013-8](#)
Land/Lot: 189 District: 17
Plat Book/Page: 224/39
Listing Conditions: None
HOA Phone:
Owner Finance: No
Association Fee:
Master Assoc Fee: \$0
Legal Desc: 1081 1087 1091 LONGLEY AVE

PPIN #/APN: 2308494
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: \$5,843 / 2023
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#: 321130
Firm License#: H-66864
Office: [Real Time Realty Of Georgia, LLC](#)
Show Inst: Do Not Show, No Sign, See Remarks
Buyer Agency Compensation: %

Agent: [Dave Alleyne](#)
Co-Agent:

Dual Var Comp: No

Phone/Cell: 404-902-8935/678-310-9360
Phone/Cell:
Phone/Fax: 404-902-8935/678-310-1942
Email: realtimerealtyofga@gmail.com
Occupant Type: Tenant
Possession: Subject To Tenant Rights

Lockbox: None
BuyBrk Present Offer to Seller: Yes
Listing Contract Date: 01/12/2024

Contact: Dave Alleyne
On-Market Date: 01/12/2024

Contact Phone: 770-408-8156
Original List Price: \$500,000
Act DOM: 13

Thursday, January 25, 2024

11:00 AM

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****\$1,495,000
Active****Residential** - Detached

MLS #: 7315675

[LOT 12 Hemlock Trail](#)

City: Blue Ridge

County: Fannin - GA

Subd/Comp: None

Broker: [ATFH05](#)**Availability:** No conditions**State:** Georgia, 30513**Lake:** Other**Lvls****Bdrms****Baths****Hlf Bth****SCHOOLS****Upper****Main****Lower****Total**

0

2

1

3

0

0

0

0

0

3

3

0

Elem: Blue Ridge - Fannin**Bus Rte:** N**Middle:** Fannin County**Bus Rte:** N**High:** Fannin County**Bus Rte:** N**Subtype:** Single Family Residence**Condition:** Under Construction**Levels/Stories:** 2**\$/SF:** \$682.96**Year Built:** 2024**Sq Ft/Source:** 2,189 / Builder**Above Grade Finished Area:**

1,399

Acres/SOURCE: 0.4200 / Assessor**Below Grade Finished Area:**

790

Const: Concrete, Stone, Wood Siding**Below Grade Unfinished Area:**

0

Arch Style: Contemporary/Modern**Foundation:** Slab**Directions:** From Blue Ridge, take HWY 5 to a L onto HWY 2. Follow approx. 1 mile to a R onto Power Dam RD. Follow approx 1 mile to a R onto Hemlock Trail. Follow to bottom of hill and veer L. Follow to property on R.**Public:** Perfectly tucked away on a gentle and serene lot along the shores of rushing Fightingtown Creek overlooking rushing white water rapids and the priceless ambiance and noise of the North Georgia Mountains, this contemporary rustic new construction home is the ultimate getaway! Discover mountain life re-defined in this three bedroom new construction chalet with walls of glass, soaring ceilings and rooflines, an open concept living area, comfortable bedroom suites, large basement den/bar area, and terrace level party porch made for riverside relaxation! Finishes to be complete with designer lighting, tile choices, countertops, and stone options, wood cladding interior, white oak flooring and concrete facade. Less than ten minutes to Downtown Blue Ridge and two steps to the creek and the best trout fishing in the Southeast, you MUST see this one to believe it! Would make for a perfect full-time, second home or AMAZING rental retreat (with rental projections upwards of \$130-\$150k). Photos of home are representative of floor plan to be built. Finishes to change. Photos of creek and land are actual. Call for more details.**Private:** Licensed owner. Construction beginning. Gorgeous lot right on the water with ZERO slope; less than ten minutes to town. Builder/designer available to meet prospective buyers/agents with full scope of work. Floor plan and scope available for interested parties. Call LA for more details. NO buyer financing required during build -- seller is financing build. Buyer to secure perm. financing or cash at closing.**ROOMS**

Bedroom: Master on Main
Master Bath: Double Vanity, Separate Tub/Shower
Kitchen: Breakfast Bar, Kitchen Island
Dining: None
Laundry: Laundry Closet
Rooms: Bonus Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Dryer, Microwave, Refrigerator, Washer
Basement: Finished, Full
Community: None
Cooling: Central Air, Electric
Electric: Other
Exterior: Private Front Entry
Fencing: None
Fireplace #: 3
Fireplace: Outside
Flooring: Ceramic Tile, Hardwood
Grn Bld Cert: None
Green Eff: None
Grn Gen: None
Heating: Central, Electric
HERS Index: None
Horse Amen: None
Interior: Wet Bar
Lot Features: Level, Private
Other Equip: None

Other Struct: None
Parking Feat: Parking Pad
Parking: Carports: Garages: Parking: 0
Patio/Porch: Deck, Front Porch, Screened
Pool Features: None
Pool Private: None
Road Front: None
Road Surface: Gravel, Paved
Roof: Metal
Security: None
Sewer: Septic Tank
Spa: None
Utilities: Cable Available
View: River
Water Frtage: 0
Waterfront: Creek, River Front
Water Ament: None
Water Source: Public
Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION**Tax ID:** [0063-A-014](#)**Land/Lot:** 182 **District:** 8**Plat Book/Page:** D334/7**Listing Conditions:** None**HOA Phone:****Owner Finance:** No**Association Fee:** \$0**Master Assoc Fee:** \$0**Legal Desc:** 8-2 LL182 LT12 & P/O LT13 DB1339-582*.42 ACS

Agent License#: 391447
Firm License#: H-57502
Office: [Mountain Sotheby's International Realty](#)
Show Inst: Call Listing Agent, See Remarks
Buyer Agency Compensation: 3%

Lockbox: None
BuyBrk Present Offer to Seller: No
Listing Contract Date: 12/19/2023

PPIN #/APN: -
Representitive of Property: No
Section/GMD: 2
Deed Book/Page: 1553/684
Special Circumstances: Owner/Agent
HOA Rent Restriction: No
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: No

Tax/Tax Year: \$0 / 2023
of Units to Be Built: 0
Lot: 12 **Block:** 0
Land Lease: No **Lot Dim:** 0
Assessment Due/Contemplated: No
Assumable: No
Initiation Fee: \$0
Financing: Cash

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent: [Logan Fitts](#)
Co-Agent:

Dual Var Comp: No

LB Location: No Lockbox
Contact: Logan Fitts
On-Market Date: 12/19/2023

Phone/Cell: 706-851-4486/706-851-4486
Phone/Cell:
Phone/Fax: 706-222-5588/
Email: logansfits@icloud.com
Occupant Type: Vacant
Possession: Close of Escrow

Contact Phone: 706-851-4486
Original List Price: \$1,495,000 **Act DOM:** 37

Thursday, January 25, 2024

11:00 AM

Requested By: Kyle Stroud

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

Search Criteria

Property Type is 'Residential'
Originating System Name is 'First Multiple Listing Service'
Property is 'Residential Detached'
Status is 'Active'
Country is 'United States'
Special Circumstances is 'Owner/Agent'
Selected 25 of 407 results.