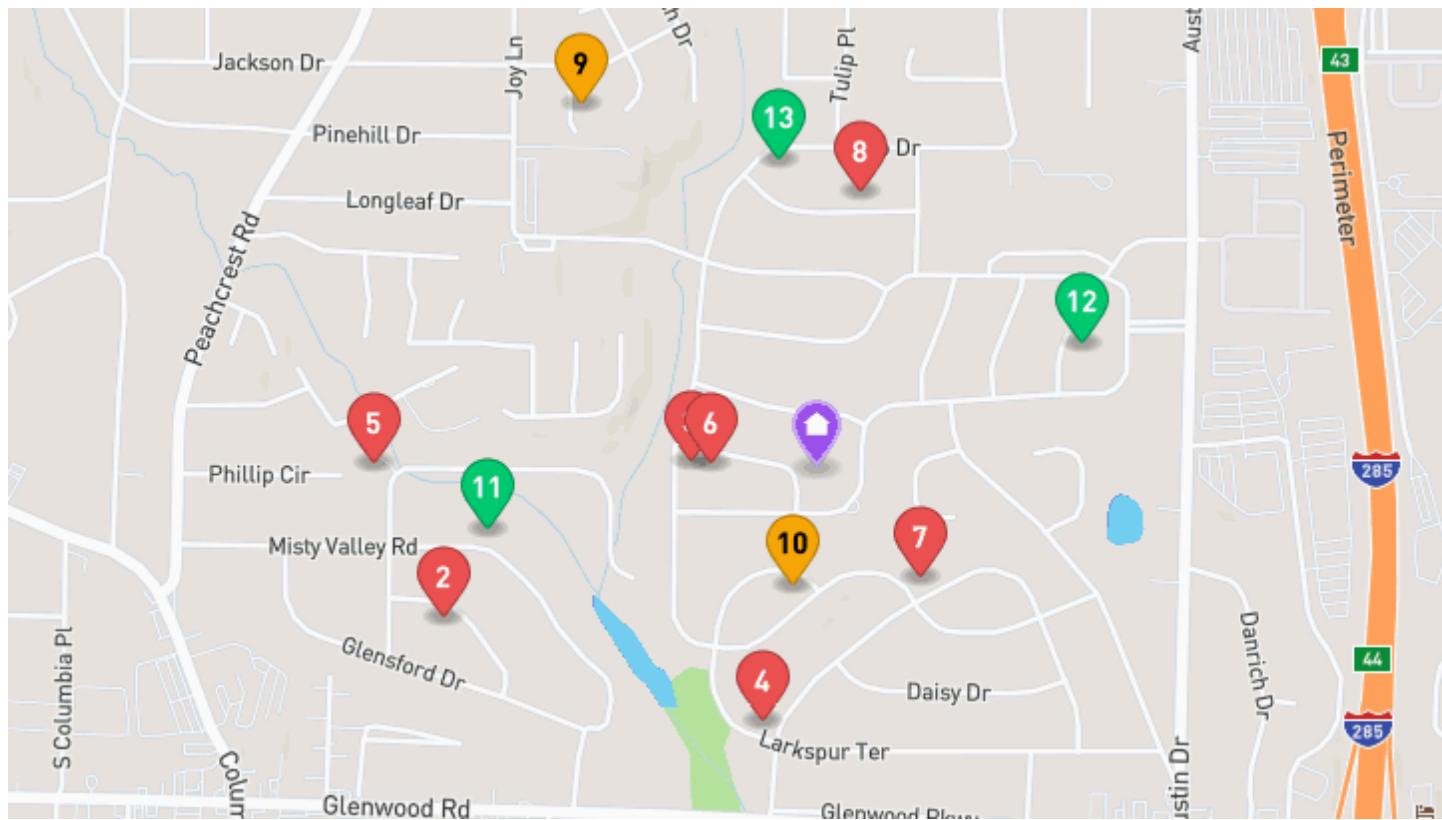


Map of Comparable Listings



STATUS: S = SOLD P = UNDER CONTRACT A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	▲	3630 Barrington PI	4	2.00	1,346	-
2	10045318	S	3453 Primrose PL	4	2.00	1,408	\$323,500
3	20027122	S	3468 Tulip DR	4	2.00	1,433	\$320,500
4	10023977	S	3606 Larkspur TER	4	2.00	-	\$325,000
5	10007498	S	3434 Brookfield LN	4	2.00	-	\$273,100
6	20044883	S	3589 Barrington PL	3	2.00	1,372	\$210,000
7	10040532	S	1693 Hollyhock TER	3	2.00	-	\$310,000
8	10027362	S	3658 Mecklinburg PL	5	2.00	-	\$323,000
9	20051977	P	1482 Peachcrest Ct	3	2.00	1,480	\$299,000
10	10059844	P	3490 Larkspur TER	3	2.00	1,100	\$297,900
11	10036854	A	3470 Misty Valley RD	3	2.00	-	\$319,900
12	10060096	A	1610 Gilston CT	3	2.00	-	\$239,900
13	10056608	A	3302 Tulip DR	3	2.00	1,269	\$284,900

Summary of Comparable Properties

S SOLD LISTINGS

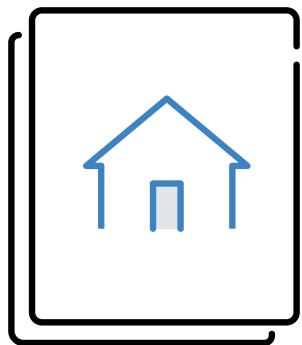
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
3453 Primrose PL	6/3/22	4	2.00	1,408	\$323,500	\$230
3468 Tulip DR	4/12/22	4	2.00	1,433	\$320,500	\$224
3606 Larkspur TER	4/7/22	4	2.00	-	\$325,000	-
3434 Brookfield LN	2/11/22	4	2.00	-	\$273,100	-
3589 Barrington PL	6/30/22	3	2.00	1,372	\$210,000	\$153
1693 Hollyhock TER	6/6/22	3	2.00	-	\$310,000	-
3658 Mecklinburg PL	5/27/22	5	2.00	-	\$323,000	-
Averages				1,404	\$297,871	\$202

P UNDER CONTRACT LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1482 Peachcrest Ct	7/22/22	3	2.00	1,480	\$299,000	\$202
3490 Larkspur TER	8/5/22	3	2.00	1,100	\$297,900	\$271
Averages				1,290	\$298,450	\$236

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
3470 Misty Valley RD	-	3	2.00	-	\$319,900	-
1610 Gilston CT	-	3	2.00	-	\$239,900	-
3302 Tulip DR	-	3	2.00	1,269	\$284,900	\$225
Averages				1,269	\$281,566	\$225



Listings

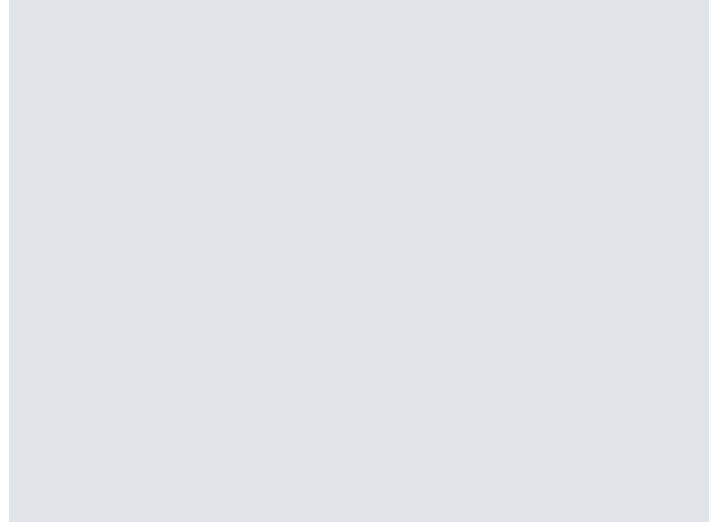
DBTHOMAS

3453 Primrose PL

Decatur, GA 30032

MLS #10045318

\$323,500

SOLD 6/3/22**4 Beds 2.00 Baths****1,408 Sq. Ft.** (\$230 / sqft)**Year Built 1959****Days on market: 1****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE1
Subdivision: Belvedere Park
Style: Ranch

Full baths: 2.0
Acres: 0.4
Lot Size (sqft): 17,424
Garages: 3
List date: 5/5/22

Sold date: 6/3/22
Off-market date: 5/7/22
Updated: Jun 8, 2022 3:58 PM
List Price: \$322,500
Orig list price: \$322,500

Taxes: \$2,995
High: Columbia
Middle: Other
Elementary: Snapfinger

Features

Above Grade Finished Area: 1408
Appliances: Electric Water Heater, Dishwasher, Refrigerator
Association Fee Includes: None
Association Yn: false
Basement: Crawl Space
Common Walls: No Common Walls
Community Features: None

Construction Materials: Brick
Cooling: Ceiling Fan(s), Central Air
Fencing: Back Yard
Flooring: Hardwood
Green Water Conservation: Low-Flow Fixtures
Heating: Central
Interior Features: Master On Main Level
Land Lease Yn: false

Laundry Features: Other
Living Area Source: Appraiser
Lot Features: Private
Lot Size Source: Public Records
Parking Features: Off Street
Patio And Porch Features: Patio
Property Condition: Resale
View: City
Roof: Composition

Room Type: Laundry, Bonus Room, Media Room
Security Features: Smoke Detector(s)
Sewer: Public Sewer
Structure Type: House
Tax Block: D
Tax Lot: 14
Tax Year: 2021
Utilities: Cable Available
Water Body Name: NONE
Water Source: Public

Waterfront Features: No Dock Or Boathouse **Window Features:** Double Pane Windows : One

Remarks

Renovated Brick Ranch, New Kit, Baths, Water Htr, Floors, windows, 2 Rear patios Flat Rear yard, C3 condition, Open Concept. Move in Ready. Close to Decatur, Walmart, Aldi, Inside perimeter. No Hoa Fee.

3453 Primrose PL

Decatur, GA 30032

MLS #10045318

\$323,500**SOLD** 6/3/22**4 Beds 2.00 Baths****1,408 Sq. Ft. (\$230 / sqft)****Year Built 1959****Days on market: 1**

3468 Tulip DR

Decatur, GA 30032

MLS #20027122

\$320,500**SOLD** 4/12/22**4 Beds 2.00 Baths****1,433 Sq. Ft.** (\$224 / sqft)**Year Built 1960****Days on market: 5****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE3
Subdivision: Mountain Brook
Style: Traditional

Full baths: 2.0
Acres: 0.4
Lot Size (sqft): 17,424
List date: 3/17/22
Sold date: 4/12/22

Off-market date: 3/22/22
Updated: Apr 13, 2022 6:23 PM
List Price: \$314,998
Orig list price: \$314,998
Taxes: \$428

High: Columbia
Middle: Columbia
Elementary: Snapfinger

Features

Above Grade Finished Area: 1433
Appliances: Dishwasher, Refrigerator, Stainless Steel Appliance(s)
Association Fee Includes: None
Association Yn: false
Basement: None
Community Features: None
Construction Materials: Wood Siding, Brick

Cooling: Ceiling Fan(s), Central Air
Flooring: Tile, Laminate
Heating: Electric
Interior Features: Master On Main Level, Split Bedroom Plan
Land Lease Yn: false
Laundry Features: Common Area
Living Area Source: Owner
Lot Features: Steep Slope

Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 4
Parking Features: Parking Pad
Property Condition: Updated/Remodeled
Roof: Composition
Room Type: Family Room
Sewer: Public Sewer
Structure Type: House

Tax Block: J
Tax Lot: 1
Tax Year: 2020
Utilities: None
Water Source: Public : One

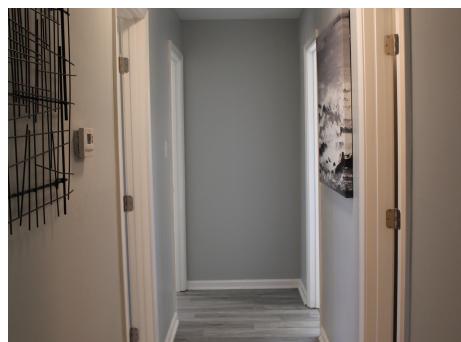
Remarks

BEST DEAL IN TOWN! Come see this MOVE-IN-READY beauty! This home is wonderfully remodeled and located on a corner lot. 4 bedrooms and 2 baths. The owners' retreat is located separately from the other 3 bedrooms, which provides a tranquil oasis. The open living space is perfect for entertaining. This home comes with a new A/C unit, hot water heater and kitchen appliances. With no HOA there is endless opportunity to personalize your home. Conveniently located near 285, I-20 and downtown Decatur.

3468 Tulip DR

Decatur, GA 30032

MLS #20027122

\$320,500**SOLD** 4/12/22

3606 Larkspur TER

Decatur, GA 30032

MLS #10023977

\$325,000**SOLD** 4/7/22**4 Beds 2.00 Baths****Year Built 1957****Days on market: 12****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: D KW2
Subdivision: Meadowdale
Style: Brick 4 Side,Ranch

Full baths: 2.0
Acres: 0.3
Lot Size (sqft): 13,068
List date: 2/24/22
Sold date: 4/7/22

Off-market date: 3/8/22
Updated: Apr 21, 2022 2:01 PM
List Price: \$324,900
Orig list price: \$324,900
Taxes: \$396

High: Columbia
Middle: Columbia
Elementary: Snapfinger

Features

Appliances: Dishwasher, Microwave
Association Fee Includes: None
Association Yn: false
Basement: None
Common Walls: No Common Walls
Community Features: None
Construction Materials: Block
Cooling: Ceiling Fan(s), Central Air

Fencing: Back Yard
Flooring: Other
Heating: Central
Interior Features: Master On Main Level
Land Lease Yn: false
Laundry Features: Laundry Closet
Living Area Source: Public Records
Lot Features: Private

Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 4
Parking Features: Parking Pad
Patio And Porch Features: Deck
Property Condition: Updated/Remodeled
View: City
Roof: Composition

Room Type: Foyer, Family Room
Sewer: Public Sewer
Structure Type: House
Tax Year: 2021
Utilities: Electricity Available
Water Body Name: NONE
Water Source: Public : One

Remarks

This FULLY RENOVATED ranch home with large back deck & private backyard in Decatur's HOT 30032 zip code is everything you've been looking for! Open Concept Living Spaces**Large Living Room**Awesome kitchen featuring solid wood white cabinetry, upgraded countertops, subway tile backsplash, center island & stainless steel appliances**Large Dining area**Split bedroom plan offers great separation of space**Easy access to both I-20 and I-285

3606 Larkspur TER

Decatur, GA 30032

MLS #10023977

\$325,000

SOLD 4/7/22



3434 Brookfield LN

Decatur, GA 30032

MLS #10007498

\$273,100

SOLD 2/11/22**4 Beds 2.00 Baths****Year Built 1958****Days on market: 36****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE3
Subdivision: Altahoma Park
Style: Traditional

Full baths: 2.0
Acres: 0.6
Lot Size (sqft): 26,136
List date: 12/10/21
Sold date: 2/11/22

Off-market date: 1/14/22
Updated: Feb 11, 2022 5:18 PM
List Price: \$270,000
Orig list price: \$280,000
Taxes: \$2,406

High: Columbia
Middle: Columbia
Elementary: Snapfinger

Features

Accessibility Features: Accessible Entrance
Appliances: Dishwasher, Microwave, Refrigerator
Association Fee Includes: None
Association Yn: false
Basement: Bath/Stubbed, Daylight, Interior Entry, Partial
Common Walls: No Common Walls
Community Features: None

Construction Materials: Other, Block
Cooling: Central Air
Fencing: Fenced, Privacy
Flooring: Hardwood, Vinyl
Foundation Details: Block
Heating: Central
Interior Features: Other, Roommate Plan, Split Bedroom Plan
Land Lease Yn: false

Laundry Features: Laundry Closet, Other
Living Area Source: Owner
Lot Features: Level
Lot Size Source: Other
Other Structures: Outbuilding
Parking Features: Side/Rear Entrance
Property Condition: Resale
Roof: Composition

Room Type: Laundry, Bonus Room, Family Room, Office
Sewer: Public Sewer
Structure Type: House
Tax Block: H
Tax Lot: 3
Tax Year: 2020
Utilities: Electricity Available, Natural Gas Available, Water Available
Virtual Tour: [View](#)
Water Body Name: NONE

Water Source: Public : Multi/Split

Remarks

Beautiful 4 bed, 2 bath split level home renovated in the Altahoma Park community. This home features 2 bedrooms and 1 full bath in the upper level and 2 bedroooms and 1 bath in the lower level. Beautiful kitchen with quartz countertops, backsplash, new stainless steel appliances with breakfast bar open to the living area on main level. New roof, new paint interior and exterior new flooring, new windows, new appliances, new ceiling fans, new lighting fixtures plus a a bonus room that could be used as an office or family room.

3434 Brookfield LN

Decatur, GA 30032

MLS #10007498

\$273,100**SOLD** 2/11/22**4 Beds 2.00 Baths****Days on market: 36****Year Built 1958**

3589 Barrington PL

Decatur, GA 30032

MLS #20044883

\$210,000

SOLD 6/30/22**3 Beds 2.00 Baths****1,372 Sq. Ft.** (\$153 / sqft)**Year Built 1960****Days on market: 13**

Details

Prop Type: Single Family Residence

Full baths: 2.0

Taxes: \$2,295

County: DeKalb

Acres: 0.3

High: Towers

Area: DKE1

Lot Size (sqft): 13,068

Middle: Mary Mcleod Bethune

Subdivision: Mountain Brook

Garages: 1

Elementary: Peachcrest

Style: Traditional

List date: 5/27/22

Sold date: 6/30/22

Off-market date: 6/9/22

Updated: Jun 30, 2022 5:28 PM

List Price: \$220,000

Orig list price: \$220,000

Features

Above Grade Finished Area: 1372

Cooling: None

Tax Year: 2021

Appliances: Oven/Range (Combo)

Flooring: Hardwood, Tile

Utilities: Electricity Available, Sewer Available, Water Available

Association Fee Includes: None

Heating: None

Water Source: Public

Association Yn: false

Interior Features: Other

: One

Basement: Crawl Space

Land Lease Yn: false

Lot Size Source: Public Records

Main Level Bathrooms: 2

Community Features: None

Laundry Features: Laundry Closet

Main Level Bedrooms: 3

Parking Features: Carport

Construction Materials: Brick

Living Area Source: Public Records

Property Condition: Resale

Roof: Composition

Room Type: Other

Sewer: Public Sewer

Structure Type: House

Remarks

This home is being sold as-is. 3 bedrooms, 2 bathrooms, and carport parking. Great investment opportunity! Pecan Real Estate does not advertise on Craigslist and will never ask you to wire money or request funds through a payment app on your mobile device.

3589 Barrington PL

Decatur, GA 30032

MLS #20044883

\$210,000**SOLD** 6/30/22**3 Beds 2.00 Baths****Year Built 1960****1,372 Sq. Ft. (\$153 / sqft)****Days on market: 13**

1693 Hollyhock TER

Decatur, GA 30032

MLS #10040532

\$310,000**SOLD** 6/6/22**3 Beds 2.00 Baths****Year Built 1956****Days on market: 13****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: D KW2
Subdivision: Meadowdale
Style: Brick 4 Side,Ranch,Traditional

Full baths: 2.0
Acres: 0.4
Lot Size (sqft): 17,424
List date: 4/22/22
Sold date: 6/6/22
Off-market date: 5/12/22

Updated: Jun 8, 2022 3:58 PM
List Price: \$295,000
Orig list price: \$295,000
Taxes: \$2,436
High: Columbia

Middle: Columbia
Elementary: Snapfinger

Features

Appliances: Electric Water Heater, Dishwasher, Disposal, Refrigerator

Association Fee Includes: None

Association Yn: false

Basement: Concrete, Daylight, Interior Entry, Exterior Entry

Common Walls: No Common Walls

Community Features: None

Construction Materials: Brick

Cooling: Central Air

Fencing: Back Yard

Flooring: Hardwood, Tile

Green Energy Efficient:

Insulation, Thermostat, Doors, Appliances, Water Heater, Windows

Green Water Conservation: Low-Flow Fixtures

Heating: Natural Gas, Forced Air

Interior Features: Pulldown Attic Stairs, Master On Main Level

Land Lease Yn: false

Laundry Features: In Hall

Living Area Source: Public Records

Lot Features: Corner Lot, Level, Private

Lot Size Source: Public Records

Main Level Bathrooms: 2

Main Level Bedrooms: 3

Parking Features: Parking Pad

Patio And Porch Features: Patio

Property Condition: Resale

Roof: Composition

Room Type: Family Room

Security Features: Smoke Detector(s)
Sewer: Public Sewer
Structure Type: House
Tax Block: 0

Tax Lot: 0
Tax Year: 2021

Utilities: Cable Available, Electricity Available, High Speed Internet, Natural Gas Available, Phone Available, Sewer Available, Water Available

Water Body Name: None
Water Source: Public
Window Features: Double Pane Windows : One

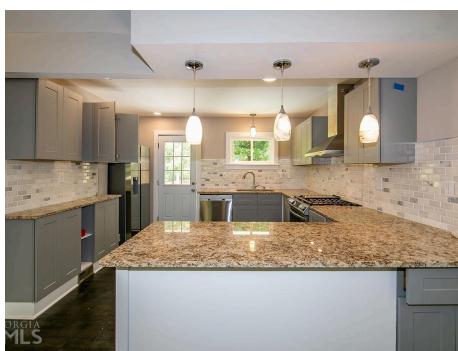
Remarks

Welcome Home! This stunner would make the perfect first time starter home or an idealic retirement ranch haven. With no HOA, you have endless opportunity to truly personalize this home to your liking. The location is second to none for busy professionals. Explore the city at your fingertips with 285 and 20 only minutes away! Just minutes to Downtown Decatur, Downtown Atlanta, Kirkwood, East Atlanta, shopping and dining. You'll love the beautiful hardwood floors and the open layout great for entertaining. The gorgeous kitchen is the heart of the home- complete with stone counters, breakfast bar, Energy Efficient SS appliances and pantry. End your days relaxing in the family room graced with an open view to the kitchen and dining area. Retreat to the large master suite with shower. Two secondary bedrooms and additional full bath. As you step out of the back door, you immediately enter your own private backyard paradise. With mature plantings and a nice amount of grassy space for tossing the frisbee, the outdoor space will not disappoint! The large grilling patio and fenced-in backyard is perfect for kids, pets and those family gatherings. Move in today and start making memories tomorrow!

1693 Hollyhock TER

Decatur, GA 30032

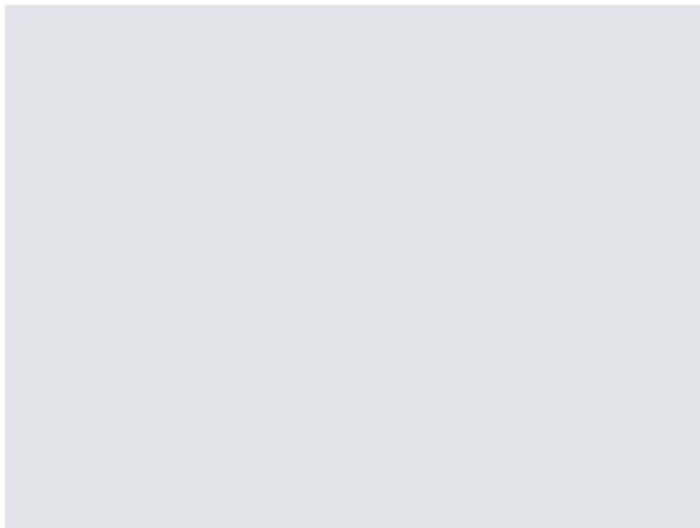
MLS #10040532

\$310,000**SOLD** 6/6/22**3 Beds 2.00 Baths**Days on market: **13****Year Built 1956**

3658 Mecklinburg PL

Decatur, GA 30032

MLS #10027362

\$323,000**SOLD** 5/27/22**5 Beds 2.00 Baths****Year Built 1966****Days on market: 61****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE1
Subdivision: MOUNTAINBROOK
Style: Brick Front,Traditional

Full baths: 2.0
Acres: 0.3
Lot Size (sqft): 13,068
Garages: 6
List date: 3/7/22
Sold date: 5/27/22

Off-market date: 5/9/22
Updated: May 31, 2022 4:49 PM
List Price: \$330,000
Orig list price: \$330,000
Taxes: \$2,966

High: Columbia
Middle: Other
Elementary: Snapfinger

Features

Appliances: Cooktop, Dishwasher
Association Fee Includes: None
Association Yn: false
Basement: None
Common Walls: 2+ Common Walls
Community Features: None
Construction Materials: Concrete

Cooling: Ceiling Fan(s), Central Air
Electric: 220 Volts
Fencing: Back Yard, Chain Link, Front Yard
Flooring: Carpet, Hardwood, Laminate, Tile
Heating: Central, Hot Water, Natural Gas
Interior Features: Rear Stairs
Land Lease Yn: false

Laundry Features: Common Area
Living Area Source: Owner
Lot Features: Level
Lot Size Source: Public Records
Parking Features: None
Property Condition: Resale
View: City
Roof: Other

Room Type: Bonus Room, Foyer, Great Room
Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
Sewer: Public Sewer
Structure Type: House
Tax Block: 40
Tax Lot: 8
Tax Year: 2021

Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available

Water Body Name: NONE : Three Or More
Water Source: Public
Window Features: Double Pane Windows

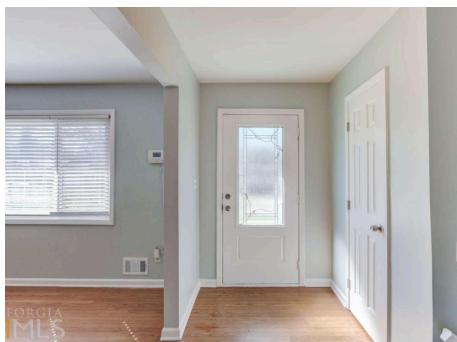
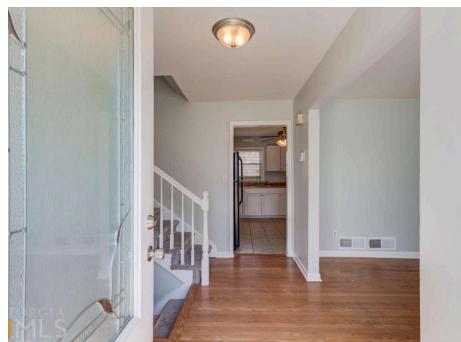
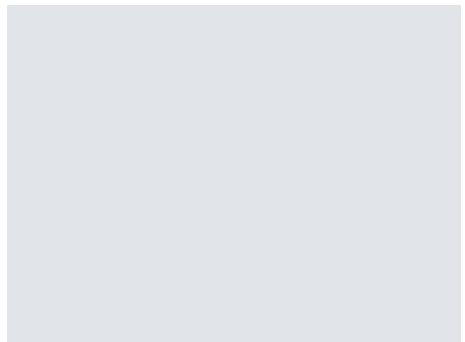
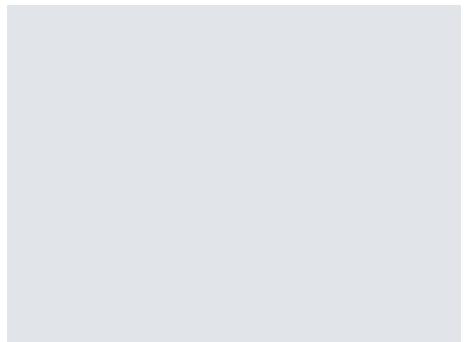
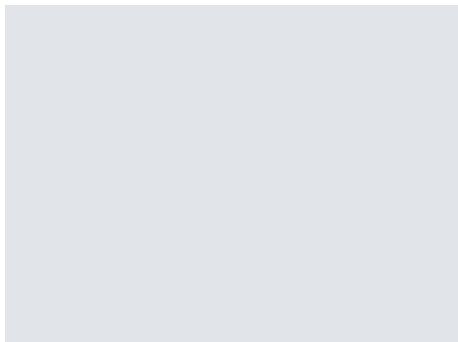
Remarks

This beautiful spacious 4-side brick home. Huge backyard with a gated fence. Brand new roof! Close to the interstate highway within min - I-20, I-285, 15 min from Airport, 8 min from historic Avondale Estates/Downtown Decatur, 20 min from downtown, 20 min from Stonecrest Mall, or Northlake Mall. Public transportation is in near reach. It has a new roof & newly painted. NO HOA! A MUST-SEE!

3658 Mecklinburg PL

Decatur, GA 30032

MLS #10027362

\$323,000**SOLD** 5/27/22

1482 Peachcrest Ct

Decatur, GA 30032

MLS #20051977

\$299,000**UNDER CONTRACT** 7/22/22**3 Beds 2.00 Baths****1,480 Sq. Ft. (\$202 / sqft)****Year Built 1978****Days on market: 6****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE1
Subdivision: Peachcrest
Style: Craftsman

Full baths: 2.0
Acres: 0.2
Lot Size (sqft): 8,712
List date: 6/22/22
Under Contract date: 7/22/22

Off-market date: 6/28/22
Updated: Jun 28, 2022 6:41 PM
List Price: \$299,000
Orig list price: \$299,000
Taxes: \$2,143

High: Towers
Middle: Mary Mcleod Bethune
Elementary: Peachcrest

Features

Above Grade Finished Area: 1480
Appliances: Cooktop, Dishwasher, Oven (Wall)
Association Fee Includes: None
Association Yn: false
Basement: None
Community Features: None
Construction Materials: Concrete

Cooling: Central Air
Flooring: Hardwood
Heating: Forced Air
Interior Features: High Ceilings, Walk-In Closet(s)
Land Lease Yn: false
Laundry Features: Common Area
Living Area Source: Public Records

Lot Features: Level
Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 3
Parking Features: Carport
Property Condition: Resale
Roof: Composition
Room Type: Great Room
Sewer: Public Sewer

Structure Type: House
Tax Lot: 3
Tax Year: 2021
Utilities: Electricity Available, Phone Available, Water Available
Water Source: Public : One

Remarks

This charming move in ready home on Cul-De-Sac features 3 Bedrooms, 2 newly remolded Full Baths. The open concept floor plan is great for entertaining, and the gourmet kitchen offers granite countertops and plenty of cabinet space. The bonus room would make a great playroom or office. The backyard is an oasis with a fully fenced yard and perfect place for entertainment activities, kids, pets and gardening. Don't miss this incredible opportunity!

1482 Peachcrest Ct

Decatur, GA 30032

MLS #20051977

\$299,000**UNDER CONTRACT** 7/22/22

3490 Larkspur TER

Decatur, GA 30032

MLS #10059844

\$297,900

UNDER CONTRACT 8/5/22

**3 Beds 2.00 Baths****1,100 Sq. Ft. (\$271 / sqft)****Year Built 1957****Days on market: 23****Details**

Prop Type: Single Family Residence
County: DeKalb
Area: DKE1
Subdivision: Meadowdale
Style: Brick 4 Side,Ranch

Full baths: 2.0
Acres: 0.6
Lot Size (sqft): 26,136
Garages: 2
List date: 6/14/22

Under Contract date: 8/5/22
Off-market date: 7/7/22
Updated: Jul 7, 2022 4:40 PM
List Price: \$297,900
Orig list price: \$299,900

Taxes: \$2,096
High: Columbia
Middle: Columbia
Elementary: Snapfinger

Features

Above Grade Finished Area: 1100
Appliances: Gas Water Heater, Dishwasher, Disposal, Microwave, Refrigerator
Association Fee Includes: None
Association Yn: false
Basement: Crawl Space
Common Walls: No Common Walls
Community Features: None

Construction Materials: Brick
Cooling: Ceiling Fan(s), Central Air
Fencing: Fenced, Chain Link
Fireplace Features: Living Room
Fireplaces Total: 1
Flooring: Carpet, Vinyl
Foundation Details: Block
Green Water Conservation: Low-Flow Fixtures

Heating: Central
Interior Features: Other
Land Lease Yn: false
Laundry Features: Common Area
Living Area Source: Public Records
Lot Features: Corner Lot, Level, Private
Lot Size Source: Public Records
Main Level Bathrooms: 2

Main Level Bedrooms: 3
Parking Features: None
Patio And Porch Features: Deck
Property Condition: Resale
Roof: Composition
Room Type: Other
Sewer: Public Sewer
Structure Type: House
Tax Year: 2021

Utilities: Cable Available,
Electricity Available, Natural
Gas Available, Phone
Available, Sewer Available,
Water Available

Vegetation: Wooded
Water Body Name: NONE
Water Source: Public
: One

Remarks

This home sits on a large corner lot, 0.6 acres, that is partially fenced. The sellers updated the electrical, and plumbing. The deck on the back of the home is 2 years old. Upgrades also include recessed spot lights, newer appliances and a new retaining wall, new sod, gutter guards, landscaping bushes and new front and back doors. The fireplace has been rebuilt and a custom mantle was added. HVAC is 2 yrs old.

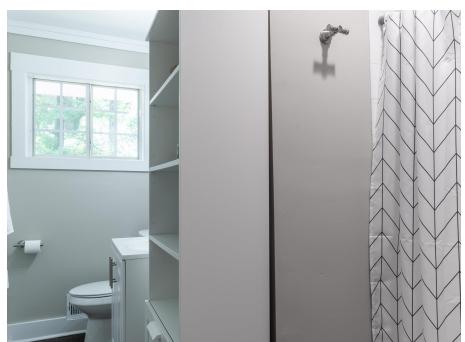
3490 Larkspur TER

Decatur, GA 30032

MLS #10059844

\$297,900

UNDER CONTRACT 8/5/22



3470 Misty Valley RD

Decatur, GA 30032

MLS #10036854

\$319,900

ACTIVE 4/10/22

**3 Beds 2.00 Baths****Year Built 1956****Days on market: 95**

Details

Prop Type: Single Family Residence
County: DeKalb
Area: DKK2
Subdivision: Altoma Park
Style: Brick 4 Side,Ranch

Full baths: 2.0
Acres: 0.4
Lot Size (sqft): 17,424
Garages: 4
List date: 4/10/22

Updated: Jul 15, 2022 2:05 AM
List Price: \$319,900
Orig list price: \$335,000
Taxes: \$2,634
High: Towers

Middle: Mary Mcleod Bethune
Elementary: Peachcrest

Features

Accessibility Features: Accessible Entrance
Appliances: Dishwasher, Disposal, Microwave, Refrigerator
Association Fee Includes: None
Association Yn: false
Basement: None
Common Walls: No Common Walls

Community Features: Walk To Public Transit, Walk To Shopping
Construction Materials: Brick
Cooling: Ceiling Fan(s), Central Air
Electric: 220 Volts
Flooring: Hardwood
Green Energy Efficient: Appliances
Heating: Central

Interior Features: Other, Master On Main Level
Land Lease Yn: false
Laundry Features: In Kitchen
Living Area Source: Other
Lot Features: Level, Private
Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 3
Parking Features: Attached, Carport, Kitchen Level

Property Condition: Resale
Roof: Composition
Room Type: Family Room, Great Room
Security Features: Security System, Carbon Monoxide Detector(s), Smoke Detector(s)
Sewer: Public Sewer
Structure Type: House
Tax Block: G
Tax Lot: 21

Tax Year: 2021**Utilities:** Cable Available,
Electricity Available, Natural
Gas Available, Sewer
Available, Water Available**Water Body Name:** NONE
Water Source: Public
: One**Remarks**

Beautifully renovated home sits on a large lot in HOT Decatur, in a quiet neighborhood. White kitchen with Granite countertops, designed backsplash tile and SS appliances. Open floorplan with nice space for dinning room and a large living room. Hardwood floors throughout, 3 nice size bedrooms with 2 full renovated bathrooms. Master bedroom with large closet, enclosed master bath with a beautiful tiled shower. Huge back yard with nice landscaping. New gutters, new plumbing, New appliances, New water heater. All electricity is up to code, Freshly painted exterior & interior. Large covered attached Carport in addition to a long driveway with plenty of parking spaces. This home is in a convenient location - Just a few mins drive down Glenwood ave to East Lake/ Downtown Decatur shops and restaurants. Convenient access to all main highways.

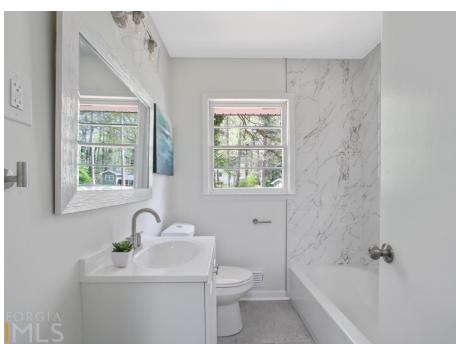
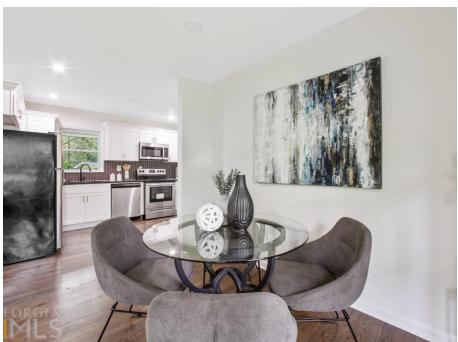
3470 Misty Valley RD

Decatur, GA 30032

MLS #10036854

\$319,900

ACTIVE 4/10/22

3 Beds 2.00 BathsDays on market: **95****Year Built 1956**

1610 Gilston CT

Decatur, GA 30032

MLS #10060096

\$239,900

ACTIVE 6/14/22

**3 Beds 2.00 Baths****Year Built 1960****Days on market: 16**

Details

Prop Type: Single Family Residence
County: DeKalb
Area: D KW2
Subdivision: Mountain Brook
Style: Ranch

Full baths: 2.0
Acres: 0.3
Lot Size (sqft): 13,068
Garages: 4
List date: 6/14/22

Updated: Jun 30, 2022 1:05 AM
List Price: \$239,900
Orig list price: \$239,900
Taxes: \$1,780
High: Columbia

Middle: Columbia
Elementary: Snapfinger

Features

Appliances: Gas Water Heater, Refrigerator
Association Fee Includes: None
Association Yn: false
Basement: Crawl Space
Common Walls: No Common Walls
Community Features: None
Construction Materials: Wood Siding
Cooling: Other

Fencing: Chain Link, Fenced
Flooring: Hardwood, Tile
Heating: Forced Air
Interior Features: Master On Main Level, Roommate Plan
Land Lease Yn: false
Laundry Features: In Hall
Living Area Source: Public Records
Lot Features: Cul-De-Sac, Level, Private

Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 3
Parking Features: Kitchen Level
Patio And Porch Features: Deck
Property Condition: Fixer
Roof: Composition
Room Type: Family Room, Foyer, Great Room

Sewer: Public Sewer
Structure Type: House
Tax Year: 2021
Utilities: Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities, Water Available
Water Body Name: NONE
Water Source: Public
Waterfront Features: No Dock Or Boathouse : One

Remarks

Perfect Investment opportunity! Buy and Hold or Buy and Flip. 3 Bedroom and 2 Bath ranch style home in Decatur. Large family room. Kitchen with the breakfast area. Hardwood floors in family room and bedrooms, tile in kitchen. Large private backyard. Long driveway with a lot of parking. Cul-De-Sac lot. Quiet neighborhood. No HOA. As-Is Sale.

1610 Gilston CT

Decatur, GA 30032

MLS #10060096

\$239,900

ACTIVE 6/14/22



DBTHOMAS

3302 Tulip DR

Decatur, GA 30032

MLS #10056608

\$284,900

ACTIVE 6/7/22

3 Beds 2.00 Baths**1,269 Sq. Ft.** (\$225 / sqft)**Year Built 1965****Days on market: 38**

Details

Prop Type: Single Family Residence
County: DeKalb
Area: D KW2
Subdivision: Mountain Brooke

Style: Brick 4 Side,Traditional
Full baths: 2.0
Acres: 0.3
Lot Size (sqft): 13,068
List date: 6/7/22

Updated: Jul 15, 2022 1:05 AM
List Price: \$284,900
Orig list price: \$289,900
Taxes: \$2,603

High: Towers
Middle: Columbia
Elementary: Snapfinger

Features

Above Grade Finished Area: 1269
Appliances: Dishwasher
Association Fee Includes: None
Association Yn: false
Basement: None
Common Walls: No Common Walls
Community Features: None
Construction Materials: Brick

Cooling: Other
Flooring: Other
Foundation Details: Slab
Heating: Other
Interior Features: Other
Land Lease Yn: false
Laundry Features: In Garage
Living Area Source: Public Records
Lot Features: Level

Lot Size Source: Public Records
Main Level Bathrooms: 2
Main Level Bedrooms: 3
Parking Features: Carport
Patio And Porch Features: Deck
Property Condition: Resale
Roof: Composition
Room Type: Foyer

Security Features: Smoke Detector(s)
Sewer: Public Sewer
Structure Type: House
Tax Block: 0
Tax Lot: 0
Tax Year: 2021
Utilities: Other
Water Body Name: None
Water Source: Public : One

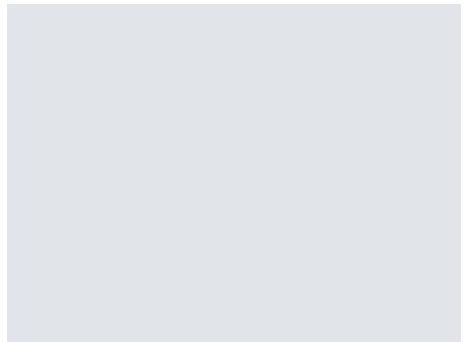
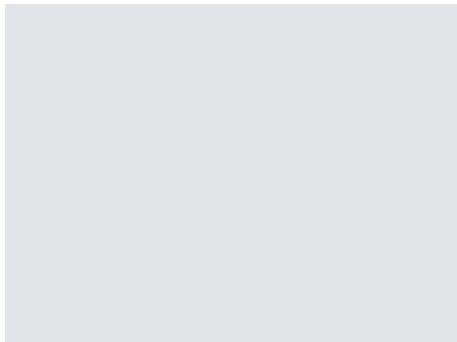
Remarks

Come see this 3 bedroom 2 bathroom all brick ranch with new flooring, granite countertops, ss dishwasher and range , updated bathrooms , huge rear deck and fenced in backyard. 2 car carport with separate utility room.

3302 Tulip DR

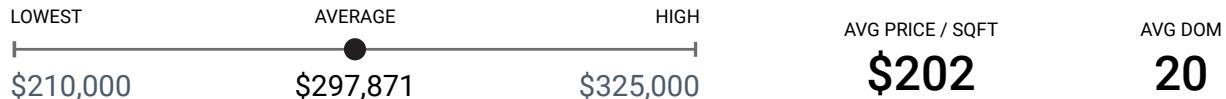
Decatur, GA 30032

MLS #10056608

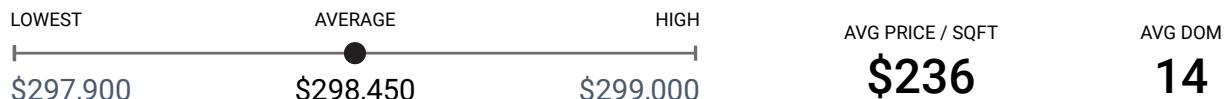
\$284,900**ACTIVE** 6/7/22

Comparable Property Statistics

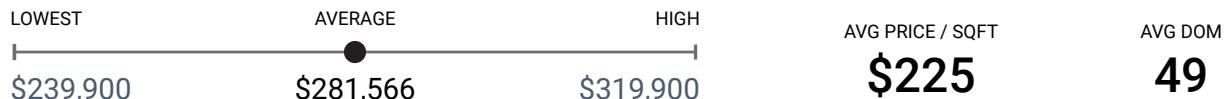
S 7 Sold Listings



P 2 Under Contract Listings



A 3 Active Listings



Sold Property Analysis

Averages

100.4%

Homes sold for an average of 100.4% of their list price.

20

Days on market

It took an average of 20 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
3453 Primrose PL	\$322,500	\$323,500	100.31%	1	\$230
3468 Tulip DR	\$314,998	\$320,500	101.75%	5	\$224
3606 Larkspur TER	\$324,900	\$325,000	100.03%	12	-
3434 Brookfield LN	\$280,000	\$273,100	97.54%	36	-
3589 Barrington PL	\$220,000	\$210,000	95.45%	13	\$153
1693 Hollyhock TER	\$295,000	\$310,000	105.08%	13	-
3658 Mecklinburg PL	\$330,000	\$323,000	97.88%	61	-
Averages	\$298,199	\$297,871	99.89%	20	\$202

Suggested List Price

Analysis of the comparable properties suggests a list price range of:

\$300,000 - \$330,000
\$222 / sqft - \$245 / sqft

Comparable Averages per Status

S 7 Sold

\$297,871 \$202 / sqft

ADJ ↑ **\$297,871** \$202 / sqft

20 Days on Market

P 2 Under Contract

\$298,450 \$236 / sqft

14 Days on Market

A 3 Active

\$281,566 \$225 / sqft

ADJ ↑ **\$281,567** \$225 / sqft

49 Days on Market

Additional Notes

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.