

Show Inst: Appointment Only, See Remarks, Showing Service Buyer Brokerae Compensation: 3% Dual o BuyBrk Present Offer to Seller: No Conta

1:52 PM

Listing Contract Date: 01/08/2024

Monday, April 22, 2024

Dual or Variable Commission: No Contact: Contact Agent On-Market Date: 01/08/2024
 Phone/Cell:
 678-699-3955/678-699-3955

 Phone/Fax:
 770-604-1000/000-0000

 Email:
 tricialeuallen@atlantafinehomes.com

 Dup FMLS#:
 Contact Phone:
 678-699-3955

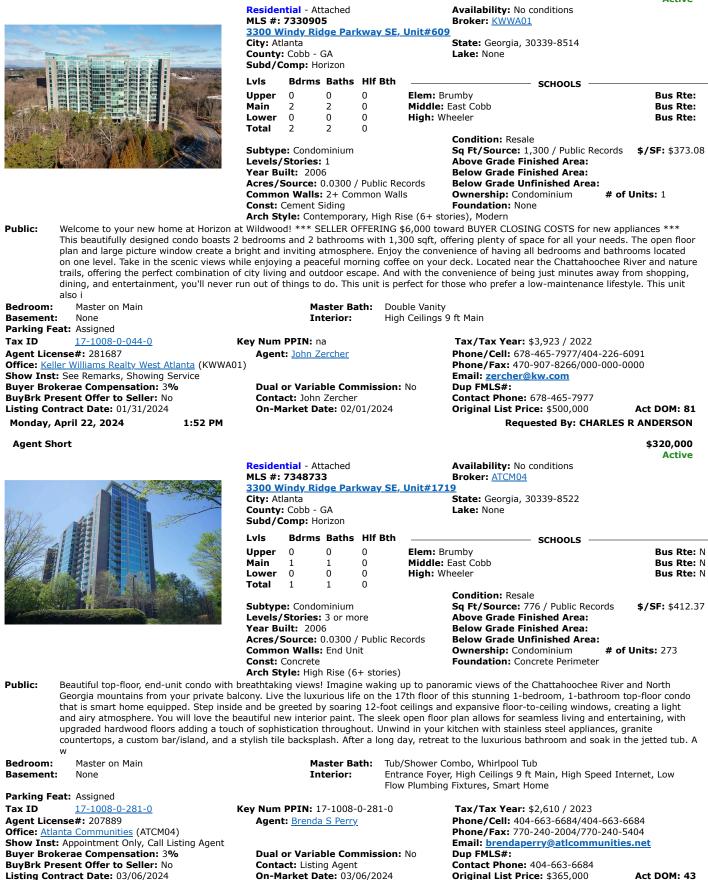
 Original List Price:
 \$545,000
 Act DOM:
 105

 Requested By:
 CHARLES R ANDERSON

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			MLS #:	itial - At				Availability: No conditions Broker: <u>ATCM01</u>	
and the state	1					way SF	Unit#130		
			City: Atl		<u>age ran</u>	(114) 01/	011101/200	State: Georgia, 30339	
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			-	-					
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		and the second second	Upper	0	0	0	Elem: Br		Bus Rte:
			Main	2	2	0		East Cobb	Bus Rte:
			Lower Total	0 2	0 2	0 0	High: W	neeler	Bus Rte:
A State of the			TOLAT	Z	Z	0		Condition: Resale	
			Subtype	e: Condo	minium			Sq Ft/Source: 1,388 / Builder	\$/SF: \$385.45
A State of		17		Stories:				Above Grade Finished Area:	\$/31. \$303.43
A PACTOR		1		ilt: 200				Below Grade Finished Area:	
						Assessor		Below Grade Unfinished Area:	
			Commo	n Walls:	: End Uni	it		Ownership: Condominium # o	of Units: 273
			Const: (Other				Foundation: Concrete Perimeter, Pilla	ar/Post/Pier
			Arch St	yle: Con	temporai	∙y, High Ri	se (6+ sto	ories), Modern	
Public:	Unobstructed and Breathtakir	ng SCENIC V	/IEWS of t	the Chat	tahooche	e River, C	ochran Sh	oals National Park, Kennesaw Mountair	n, Sweat
								ely Available East-Facing, CORNER UNI	
								loor Plan is Away From the Elevators,	
								as A NEW HVAC system*It Also Offers	
	•					,		om With a Humongous Walk-in Closet	
					TED KIT	CHEN with	2-Tone Ca	abinets, NEW Modern-Style Designer-Ti	le Backsplash,
Dealer	and NEW Faucet* An Abundar	nce of Floor-	-to-Ceiling	-			(Chau) C	and a Othern	
Bedroom:	Master on Main				aster Ba			ombo, Other	
Basement:		be		In	terior:	High	i ceilings 1	10 ft Main, High Speed Internet	
-	eat: Assigned, Covered, Deede		ov N		7100001	070		Tax /Tax Vaaru #5 020 / 2022	
Tax ID	<u>17-1008-0-187-0</u>	к	ley Num					Tax/Tax Year: \$5,830 / 2023	(202
	ense#: 132774		Agent	CHARL	ES R ANI	DERSON		Phone/Cell: 404-312-6302/404-312	
	anta Communities (ATCM01) : Appointment Only, Call Listin	a Agont To	vt Licting	Agont				Phone/Fax: 770-240-2001/770-240	
	kerae Compensation: 3%	ig Agent, Te			hla Com	mission:	No	Email: <u>atlantarealestatebroker@g</u> Dup FMLS#:	IIIdii.Com
	esent Offer to Seller: No				ck Anders		NU	Contact Phone: 404-312-6302	
	ntract Date: 03/05/2024				ate: 03/0			Original List Price: \$535,000	Act DOM: 48
	07/31/2024			to Exp:				•••• 5 ··· • •••••••••••••••••••••••••••	
•		:52 PM		•				Requested By: CHARLE	S R ANDERSON
Pionuay, /	April 22, 2024 I								
Agent Sh	nort								\$529,900
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Agent Sh	ıort		Residen					Availability: No conditions	\$529,900
Agent Sh	nort		MLS #:	735212	2			Availability: No conditions Broker: FAIR01	\$529,900
Agent Sh	nort		MLS #: <u>3300 W</u>	735212 / <u>indy Ric</u>	2	<u>(way SE,</u>	<u>Unit#111</u>	Availability: No conditions Broker: FAIR01	\$529,900
Agent Sh	nort	_	MLS #: <u>3300 W</u> City: Atl	735212 /indy Ric lanta	2 dge Parl	<u>(way SE,</u>	<u>Unit#111</u>	Availability: No conditions Broker: <u>FAIR01</u> 3 State: Georgia, 30339-8518	\$529,900
Agent Sh	nort		MLS #: <u>3300 W</u> City: Atl County:	735212 (indy Ric anta : Cobb -	: 2 dge Parl GA	<u>(way SE,</u>	<u>Unit#111</u>	Availability: No conditions Broker: FAIR01	\$529,900
Agent Sh	H	7.*	MLS #: <u>3300 W</u> City: Atl County:	735212 /indy Ric lanta	: 2 dge Parl GA	<u>(way SE,</u>	<u>Unit#111</u>	Availability: No conditions Broker: <u>FAIR01</u> 3 State: Georgia, 30339-8518	\$529,900
Agent Sh	nort		MLS #: <u>3300 W</u> City: Atl County:	735212 (indy Ric anta : Cobb - (comp: HC	: 2 dge Parl GA		<u>Unit#111</u>	Availability: No conditions Broker: <u>FAIR01</u> 3 State: Georgia, 30339-8518	\$529,900
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Agent Sh	H		MLS #: <u>3300 W</u> City: Atl County: Subd/C Lvls Upper Main Lower Total Subtype Levels/ Year Bu Acres/S Commo	735212 <u>vindy Ric</u> anta anta comp: HC omp: HC 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 5 Stories: iit: 200do Stories: iit: 200do Iit:	2 dge Parl GA DRIZON Baths 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 0 2 2 2 0 2 2 2 2 2 2 2 2 2 2 2 2 2	Hlf Bth 0 1 0 1	Elem: Br Middle: I High: Wh	Availability: No conditions Broker: FAIR01 3 State: Georgia, 30339-8518 Lake: None SCHOOLS umby East Cobb heeler Condition: Resale Sq Ft/Source: 1,344 / Public Record Above Grade Finished Area: Below Grade Finished Area: Below Grade Unfinished Area: Below Grade Unfinished Area: Ownership: Condominium	\$529,900 Active Bus Rte: Bus Rte: Bus Rte:
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	This luxury high rise 2 bedroc views of both Kennesaw mour	om 2 1/2 bat ntain and th	MLS #: 3300 W City: Atl County: Subd/C Lvls Upper Main Lower Total Subtype Levels/ Year Bu Acres/S Commo Const: C Arch Str th is the l	735212 indy Ric lanta cobb - f oomp: HC Bdrms 0 2 0 2 0 2 c: Condo Stories: iilt: 200 Source: n Walls: Concrete yle: High argest m noochee f	2 dge Park GA DRIZON Baths 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 2 0 0 0 2 0 0 0 2 0 0 0 2 0 0 0 0 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0	HIF Bth 0 1 0 1 Public Rea mon Wall + stories) ht after flu are in for	Elem: Br Middle: I High: Wh cords s por plan in r countless	Availability: No conditions Broker: FAIRO1 3 State: Georgia, 30339-8518 Lake: None SCHOOLS Tumby East Cobb heeler Condition: Resale Sq Ft/Source: 1,344 / Public Record Above Grade Finished Area: Below Grade Finished Area: Below Grade Unfinished Area: Below Grade Unfinished Area: Ownership: Condominium # o Foundation: None	\$529,900 Active Bus Rte: Bus Rte: Bus Rte: s \$/SF: \$394.27 of Units: 273 of Units: 273
Agent Sh	This luxury high rise 2 bedroot views of both Kennesaw moru of the cities landscape. Your n	om 2 1/2 bat ntain and th new home is	MLS #: <u>3300 W</u> City: Atl County: Subd/C Lvls Upper Main Lower Total Subtype Levels/ Year Bu Acres/S Commo Const: (Arch Str th is the l e Chattal clocated l	735212 indy Ric anta cobb - f oomp: HC Bdrms 0 2 0 2 0 2 condo Stories: idit: 200 Source: n Walls: Concrete yle: High argest mi oochee i ess than	2 GA DRIZON Baths 0 2 0 2 minium 1 16 0.0300 / 2 + Com n Rise (6- nost soug river, you a two m	HIF Bth 0 1 0 1 Public Ren mon Wall + stories) ht after flo a re in foo inute drive	Elem: Br Middle: I High: Wh Cords s cords s cords s countless e to some	Availability: No conditions Broker: FAIR01 3 State: Georgia, 30339-8518 Lake: None SCHOOLS Tumby East Cobb heeler Condition: Resale Sq Ft/Source: 1,344 / Public Record Above Grade Finished Area: Below Grade Finished Area: Below Grade Unfinished Area: Below Grade Unfinished Area: Ownership: Condominium # of Foundation: None Horizon Condominiums. Boasting 11th breathtaking sunsets, accompanied b of Atlanta's best restaurants and enter	\$529,900 Active Bus Rte: Bus Rte: Bus Rte: s \$/SF: \$394.27 of Units: 273 of Units: 273
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Agent Short



Monday, April 22, 2024 1:52 PM On-Market Date: 03/06/2024

Original List Price: \$365,000 Act DOM: 43 **Requested By: CHARLES R ANDERSON**

<u>a</u>			City: Atl County: Subd/C	736696 indy Ric anta Cobb - (omp: Ho	9 Ige Par GA orizon Co	ondos	<u>Unit#141</u>	Availability: No conditions Broker: <u>BOUL01</u> 9 State: Georgia, 30339-8520 Lake: None	
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A State			Upper Main	0 1	0 1	0 0	Elem: Br Middle:	umby East Cobb	Bus Rte: Bus Rte:
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			Commo Const: (Stories: ilt: 200 ource: (n Walls: Concrete	1 6 0.0300 / : 2+ Cor	' Public Re nmon Wal + stories)	ls	Condition: Resale Sq Ft/Source: 776 / Public Records Above Grade Finished Area: 776 Below Grade Finished Area: 0 Below Grade Unfinished Area: 0 Ownership: Condominium # o Foundation: Concrete Perimeter	\$/SF: \$380.15 f Units: 273
Public:		it its finest in the	Horizon	condom	ninium c	omplex! T	his stunnin	g 1 bedroom, 1 bathroom unit is a gem	
Bedroom: Basement:	breathtaking cityscape thr steel appliances, a small is a quiet meal. The concrete the designated small office Studio	ough floor-to-cei sland with sleek i e ceiling adds a c	iling wind modern contempo	dows, ca cabinets prary tou to the <u>c</u> Ma	sting na , and a s ich, enha generous	tural light stylish tile ancing the sly-sized b a th: Tub	across the backsplash unit's ove		boasts stainless ining or enjoying seamlessly in
Tax ID	17-1008-0-225-0	Ke	y Num	PPTN: 1	7100802	2250		Tax/Tax Year: \$2,090 / 2023	
	nse#: 425408	i c	-	Debra		2250		Phone/Cell: 240-529-6059/240-529-	6059
	levard Homes, LLC (BOULC							Phone/Fax: 678-439-0100/000-000-	
	: Appointment Only, Call Li: (erae Compensation: 3%	5 5 7			5	ice, Text L 1 mission :	5 5	tEmail: <u>debra.owen@boulevard.hon</u> Dup FMLS#:	nes
BuyBrk Pre	esent Offer to Seller: No	-		ct: CON				Contact Phone: 240-529-6059	
-	ntract Date: 04/12/2024		On-Ma	arket Da	ate: 04/	12/2024		Original List Price: \$295,000	Act DOM: 10
Monday, A	April 22, 2024	1:52 PM						Requested By: CHARLES	S R ANDERSON
Agent Sh	ort								\$290,000
			City: Atl County:	735714 indy Ric anta Cobb - (7 <u>ige Par</u> GA	<u>kway SE,</u>	<u>Unit#60</u> 4	Availability: No conditions Broker: <u>CBRB26</u> State: Georgia, 30339-8514 Lake: None	Active
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			Total	1	1	0			
			Subtype Levels/ Year Bu	Stories: ilt: 200	1 6			Condition: Resale Sq Ft/Source: 806 / Public Records Above Grade Finished Area: Below Grade Finished Area:	\$/SF: \$359.80
						Not Avail		Below Grade Unfinished Area: Ownership: Condominium # o	f Units: 1
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	Lowest priced unit availab		l Don't n	niss this	DEAL O	F THE DA\	/I Elovato y	our lifestyle in this sophisticated studio	condo
	Surrounded by the pristing floor plan that frames the tantalizing restaurants, an warmth and light of the so	e beauty of Chatt panoramic vistas d scenic nature t outhern exposure	tahooche s from yo trails lea e, offerin	e Natior our perso ding to t g unpara	onal urba he river, alleled vi	Greet ead an retreat your new ews of lus	ch morning . Situated j home is a sh green sp	in your cozy bedroom and revel in the just a stone's throw from the lively Brav haven of convenience and natural sple aces that promise tranquility and renev lement the sleek newer stainless-steel a	sprawling open ves stadium, ndor. Bask in the val. The interior
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