

Agent Short

\$534,800
Active



Residential - Attached
MLS #: 7237875 **Broker: ATCM01**
3300 Windy Ridge Parkway SE, Unit#1012
City: Atlanta
County: Cobb - GA
Subd/Comp: Horizon

Availability: No conditions
State: Georgia, 30339-8518
Lake: None

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

SCHOOLS
Elem: Brumby
Middle: East Cobb
High: Wheeler

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Condominium
Levels/Stories: 1
Year Built: 2006
Acres/Source: 0.0300 / Public Records
Common Walls: 2+ Common Walls
Const: Concrete, Frame, Other
Arch Style: High Rise (6+ stories)

Condition: Resale
Sq Ft/Source: 1,478 / Public Records **\$/SF:** \$361.84
Above Grade Finished Area: 1,478
Below Grade Finished Area:
Below Grade Unfinished Area:
Ownership: Condominium **# of Units:** 273
Foundation: Concrete Perimeter, Pillar/Post/Pier, Slab

Public: Upscale condo home with spectacular balcony views & upgrades galore! Open Floorplan 10th floor unit with Floor-to-Ceiling Windows, Granite Counters, Wood-look Porcelain Tile throughout, New Carpet in primary bedroom & Walk-in Closet. All Stainless Appliances include a Double Oven, Deluxe Refrigerator with ice/water dispenser & Glass Beverage Door, Bosch Dishwasher & OTC Microwave Hood complement the ample counter space. Huge Balcony gives you unobstructed views to watch the Fireworks at the Battery blocks away, with the Atlanta Downtown Skyline in the background. Oversize Primary Bedroom with awesome views, Double Sinks, separate Shower / Soaking Tub, and expansive Walk-in Closet with Built-in Closet Organizer System. HVAC is almost brand new. 24-hour concierge, gated covered secure parking (2 spaces!) and beautiful amenities. Litera

Bedroom: Master on Main, Oversized Master, Roommate Floor **Master Bath:** Double Vanity, Separate Tub/Shower, Soaking Tub Plan

Basement: None **Interior:** Double Vanity, Entrance Foyer, High Ceilings 9 ft Main

Parking Feat: Assigned, Covered, Garage

Tax ID [17-1008-0-135-0](#)

Key Num PPIN: 17100801350

Tax/Tax Year: \$4,209 / 2022

Agent License#: 262924

Agent: MICHAEL GRAY

Phone/Cell: 404-604-1691/404-604-1691

Office: [Atlanta Communities](#) (ATCM01)

Phone/Fax: 770-240-2001/770-240-5401

Show Inst: Appointment Only, Call Listing Agent, Key In Office, Showing Service, Text Listing Agent **Email:** michaelgray@atlcommunities.net

Buyer Agency Compensation: 3%

Dual Var Comp: Yes

Dup FMLS#:

BuyBrk Present Offer to Seller: No

Contact: Michael Gray

Contact Phone: 404-604-1691

Listing Contract Date: 06/27/2023

On-Market Date: 06/27/2023

Original List Price: \$536,000

Act DOM: 17

Friday, July 14, 2023

3:40 PM

Requested By: CHARLES R ANDERSON

Agent Short

\$529,900
Active



Residential - Attached
MLS #: 7230537 **Broker: CBRB02**
3300 WINDY RIDGE Parkway SE, Unit#1122
City: Atlanta
County: Cobb - GA
Subd/Comp: Horizon

Availability: No conditions
State: Georgia, 30339-8519
Lake: None

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

SCHOOLS
Elem: Brumby
Middle: East Cobb
High: Wheeler

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

Subtype: Condominium
Levels/Stories: 1
Year Built: 2006
Acres/Source: 0.0350 / Public Records
Common Walls: End Unit
Const: Cement Siding
Arch Style: Contemporary/Modern, High Rise (6+ stories)

Condition: Resale
Sq Ft/Source: 1,368 / Public Records **\$/SF:** \$387.35
Above Grade Finished Area: 1,368
Below Grade Finished Area:
Below Grade Unfinished Area:
Ownership: Condominium **# of Units:** 1
Foundation: None

Public: Live in a Luxury High Rise in Atlanta with the benefit of Cobb County Taxes. Enjoy the Incredible Atlanta Skyline View from this 2 bedroom/2 bath condo. This community boasts resort like amenities with salt water heated pool, hot tub, outdoor grills, clubrooms, large nature dog park and a first class fitness center. Walk or short drive to Truist Park & The Battery for a ballgame or to enjoy the great restaurants and pubs. Adjacent to Chattahoochee National Forest. This property includes two premium parking spaces and a storage unit. EV charging stations and 24/7 Concierge Services. Two deeded parking spots in garage. Close to 75/285 with easy access to Cumberland, Buckhead, and Perimeter.

Bedroom: Master on Main, Roommate Floor Plan **Master Bath:** Tub/Shower Combo

Basement: None **Interior:** High Ceilings 10 ft Main, Low-Flow Fixtures, High Speed Internet, Walk-In Closet(s)

Parking Feat: Assigned, Garage, Covered

Tax ID [17-1008-0-166-0](#)

Key Num PPIN: 171008016600

Tax/Tax Year: \$4,536 / 2022

Agent License#: 182471

Agent: HUSSEIN JIWANI

Phone/Cell: 404-245-0411/404-262-1234

Office: [Coldwell Banker Realty](#) (CBRB02)

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

Show Inst: Anytime Access, Restricted Hours, Showing Service, No Sign, Text Listing Agent

Email: [hussein.jiwani@coldwellbankeratlanta.com](mailto:husseinj.wani@coldwellbankeratlanta.com)

Buyer Agency Compensation: 2.5%

Dual Var Comp: No

Dup FMLS#:

BuyBrk Present Offer to Seller: No

Contact: Hussein Jiwani

Contact Phone: 404-245-0411

Listing Contract Date: 06/12/2023

On-Market Date: 06/12/2023

Original List Price: \$549,900

Act DOM: 32

Friday, July 14, 2023

3:40 PM

Requested By: CHARLES R ANDERSON