

Agent Full



Residential Detached

Active

#: 5697258

1858 Wood Acres Lane

County: **Cobb**
 Subd/Complex: **Parc at Oak Forest**
 Lvl's Bdrms Baths Hlf Bth
 Upper **4 4 0**
 Main **1 1 1**
 Lower **0 0 0**
 Total **5 5 1**

Elem: **Timber Ridge - Cobb**
 Middle: **Dodgen**
 High: **Walton**

Availability: **No conditions**
 Area: **82**

City: **Marietta** State: **Georgia**
 Yr Built: **2016** Zip: **30062**
 Lake: **None** Stories: **2 Stories**
 Style: **European**
 Age Desc: **New/Under Construction**

School Bus Route Elem: **Yes**
 School Bus Route Middle: **Yes**
 School Bus Route High: **Yes**

Directions: **North on Johnson Ferry Rd. Right on Sewell Mill, Right at the stop sign, Right into the subdivision.**

Public: **New home to be build in Award Winning E Cobb School District. Excellent location! This incredible home features a very open & airy plan w/ two story foyer, a guest suite on main, stunning family room w/ built ins & bowed window wall which is open to huge island, kitchen & keeping room with fireplace. Spacious master bedrm w/sitting room, gorgeous bath, huge WIC . 3 other bedrooms w/ large bonus room/loft area. Daylight unfinished basement, 3 car garage, 4 sides brick. Great private lot to build a pool on. builder has paid attention to details.**

Private:

Features

Bedroom: **Bdrm On Main Lev**
 Master Bath: **Double Vanity, Garden Tub, Sep Tub/Shower**
 Kitchen: **Breakfast Area, Breakfast Room, Counter Top - Stone, Island, Keeping Room, Pantry - Walk-in, View To Fmly Rm**
 Dining: **Seats 12+, Separate Dng Rm**
 Const: **Brick 4 Sides**
 Parking: **3 Car Garage, Auto Garage Door**
 Road: **Paved**
 Rooms: **Bonus Room, Family Room, Loft, Separate Lvng Rm**
 Basement: **Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry**
 Lot Size: **1/3 to 1/2 Acre (Lot Acres : 0)**
 Lot Desc: **Level Driveway, Private Backyard, Wooded**
 Grn Bld Cert:

#FP: **2**
 Setting: **Unknown**
 Building Faces: **No**
 Tennis on Prop: **None**
 Pool on Prop: **Yes**
 Home Warranty: **Yes**
 Lot Dimensions: **0**
 HERS Index: **Yes/0**
 Roof Type: **Composition**

Other Descriptive Information

Neigh. Amen: **Swimming Pool, Tennis Lighted, Undergrnd Utils**
 Appliance Desc: **Dishwasher, Garbage Disposal, Gas Ovn/Rng/Ctop, Gas Water Heater, Microwave, Sec System Owned, Smoke/Fire Alarm**
 Interior: **9 ft + Ceil Lower, 9 ft+ Ceil Upper, 10 ft+ Ceil Main, 2-Story Foyer, Bookcases, Cathedral Ceiling, Disp Attic Stairs, Double Vnty Other, Hardwood Floors, His & Her Closets, Trey Ceilings, Walk-In Closet(s)**
 Exterior: **Deck, Irrigation System, Prof Landscaping**
 Disability Access: **None, Levered Door Handles**
 Fireplace: **Gas Logs Remain, Gas Starter, In Great/Fam Room, In Keeping Room**
 Cooling Desc: **Ceiling Fans, Central System, Zoned**
 Energy Feat: **Attic Vent Fans, Ridge Vents, Thermal Pane Wdws**
 Water Source: **Public Water**
 Laundry Feat: **Laundry Room, Upstairs**
 Waterfront:

Heat Type: **Forced Air, Gas**
 Sewer Desc: **Pub Swr Connectd**
 Dock: **None**
 Boathouse: **None**

Legal, Financial and Tax Information

Tax ID: **NA** LandLot: **0** District: **0** Section/GMD: **0** Lot: **10**
 Plat Book/Page: **0/0** Deed Book/Page: **0** Block: **0**
 Tax/Tax Yr: **\$ / 2016** Sq Ft/Source: **5,000 / Builder** CPHB:
 Special: **None** Owner Finance: **No** Owner 2nd: **No**
 Annual Master Association Fee/Desc: **\$ / None** HOA Rent Restrictions: **No** Assumable: **No**
 Annual Association Fee/Desc: **\$ / Required**
 Asmnt Due/Cont: **No** HOA Phone: Init. Fee:
 Mgmt Co: Mgmt Phone: Mgmt Email:

Office Information

Show Inst: **Anytime Access**
 Owner Name: **See Agent** Owner Phone: **678-300-4628**
 Agent License#: **161664** Selling Comm: **3** VRC: **No**
 List Agent: **SIMA ALAHYAR** Phone: **(678) 300-4628** Email: **simac@cdginc.com**
 Co-Agent: Office: **CAPITAL MARKETING GROUP INC**
 Firm License#: **H-45033** Phone/Fax: **(404) 254-6320/(770) 649-6631**
 List Date: **05/26/2016** Sell Brkr present offers direct to Seller: **Yes**
 Exp Date: **09/30/2016** Days to Exp: **31** WD Date:
 Exp DOM: Original List Price: **\$1,100,000** WD DOM:
 Offer Date: Dup FMLS#:

Tuesday, August 30, 2016

12:03 PM

Requested By: MATTHEW STUBBLEFIELD