

Agent Full

\$1,095,000
Active



Residential Detached
FMLS #: 5809845
[1867 Wood Acres Lane NE](#)
City: Marietta
County: Cobb
Sub/Comp: The Parc at Oak Forest

Broker: [CMKT01](#)

Availability: No conditions
Area: 82
State: Georgia, 30062
Lake: None
Waterfront:

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

SCHOOLS	
Elem: Timber Ridge - Cobb	Bus Rte:
Middle: Dodgen	Bus Rte:
High: Walton	Bus Rte:

Age Desc: New/Under Construction
Year Built: 2017
Stories: 2 Stories
Blding Style: European
CONSTRUCTION | LOT INFORMATION
Sq Ft/Source: 5,300 / Builder
Setting:
Const: Brick 4 Sides

Directions: North on Johnson Ferry Rd. Right on Sewell Mill, Right at the stop sign, Right into the subdivision. Please use "4042 Oak Forest Circle, Marietta GA 30062" for the GPS driving directions. This will take you directly into the subdivision.

Public: Exquisite, unique custom home in the magnificent new subdivision with exceptional schools! Open flow floor plan w/ gourmet kitchen, complete w/ large island, Jenn Air appliances including 48" range, dishwasher, micro drawer, opening for 48" refrigerator open to breakfast, keeping & great room separated with magnificent see-thru fireplace. Guest suite on main, with 4 other large bedrooms & loft on 2nd FL. Spacious Master Suite w/ sitting room, large walk-in closet & gorgeous bathroom. Walk out to the back yard from the main level w/ covered porch and private back yard.

Private:

FEATURES

Bedroom: Bdrm On Main Lev	Dining: Separate Dng Rm
Master Bath: Double Vanity, Garden Tub, Shower Only	Kitchen: Breakfast Area, Cabinets Other, Counter Top - Stone, Island, Keeping Room, Pantry - Walk-in, View To Fmly Rm
Rooms: Family Room, Great Room, Loft, Separate Lvng Rm	Appliances: Dishwasher, Garbage Disposal, Gas Ovn/Rng/Ctop, Gas Water Heater, Microwave, Sec System Owned, Smoke/Fire Alarm
Laundry: Laundry Room, Upstairs	Basement: Bath/Stubbed, Daylight, Exterior Entry, Full, Unfinished
Interior: 9 ft + Ceil Lower, 9 ft+ Ceil Upper, 10 ft+ Ceil Main, 2-Story Foyer, Bookcases, Disp Attic Stairs, Double Vnty Other, Entrance Foyer, Hardwood Floors, High Speed Internet Available, Trey Ceilings, Walk-In Closet(s)	Dis Access: 32 inch or + doors
Exterior: Deck, Fenced Yard, Front Porch, Irrigation System, Prof Landscaping	Neigh. Amen: Homeowners Assoc, Street Lights, Undergrnd Utils
Lot Size: 1/3 to 1/2 Acre (Acres : N/A) Source:	Lot Desc: Private Backyard
Parking: 3 Car Garage	Roads: Paved
Roof: Composition	Energy: Extra Insulation, Ridge Vents, Thermal Pane Wdws
Heating: Gas	Cooling: Ceiling Fans, Central Electric, Zoned
Water: Public	Sewer Desc: Public Sewer
Tennis on Property: No	Pool: None
# Fire Places: 1	Fireplace: Double Sided, Gas Logs Remain, Gas Starter, In Great/Fam Room, In Keeping Room
HERS Index: No	Grn Bld Cert:
Dock:	Boathouse:

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: NA	Tax/Tax Year: \$ / 2017	Lot Dim: .468 acres
Land/Lot: 0	Section/GMD: 0	Lot: 2
Plat Book/Page: 0/0	Deed Book/Page:	CPHB:
Special Listing Conditions: None	Special Circumstances: None	Block: V
Association Fee: \$500/None	Frequency: Annually	Swim/Tennis:
Master Assoc Fee: \$/	Frequency: Annually	Initiation Fee:
Assoc Include:	HOA Rent Restriction: No	Home Warranty: Yes
HOA Phone:	Owner 2nd: No	Assessment Due/Contemplated: No
Owner Finance: No	Mgmt Phone:	Assumable: No
Mgmt Co:		Mgmt Email:

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 161664	Agent: SIMA ALAHYAR	Phone/Cell: (678) 300-4628/(678) 300-4628
Firm License#: H-45033	Co-Agent:	Phone/Cell:
Office: CAPITAL MARKETING GROUP INC (CMKT01)		Phone/Fax: (404) 254-6320/(770) 649-6631
Show Inst: Anytime Access		Email: sima@cdginc.com
Owner: See Agent	Owner Phone: 678-300-4628	SB present offers direct to Seller: Yes
Selling Comm: 3	VRC: Yes	
List Date: 02/24/2017	Original List Price: \$1,095,000	Dup FMLS#:
Exp Date: 07/31/2017	Days to Exp: 41	

Tuesday, June 20, 2017 10:19 AM

Requested By: MATTHEW STUBBLEFIELD

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