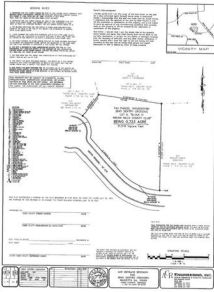


### Agent Full



**Residential Detached**

**Active**

#: **5737997**

Broker: **CMKT01**

Availability: **No conditions**  
Area: **83**

**\$1,049,900**

**3845 Sentry Crossing NE**

County: **Cobb**  
Subd/Complex: **Indian Hills**  
Lvl: Bdrms Baths Hlf Bth  
Upper **4 4 0**  
Main **1 1 1**  
Lower **0 0 0**  
Total **5 5 1**

City: **Marietta** State: **Georgia**  
Zip: **30068**  
Yr Built: **2016** Stories: **2 Stories**  
Lake: **None**  
Style: **European**  
Age Desc: **New/Under Construction**

Elem: **East Side**  
Middle: **Dickerson**  
High: **Walton**

School Bus Route Elem:  
School Bus Route Middle:  
School Bus Route High:

Directions: **Johnson ferry to 120 Roswell Rd to Indian Hills Parkway, Right onto High Green Dr, House is under construction.**

Public: **Amazing, wide and large lot nestled in a private cul-de-sac street in the sought after Indian Hills community! This lot that can fit almost any floor plan you could desire. It is currently slated for a 5 bedroom, 5.5 bath home with a full unfinished basement. You can choose between a master-on-main or master 2nd floor plan. The current plan has an exquisite gourmet kitchen, complete w/ large island, Jenn Air appliances w/ 48" cooktop & 48" opening for fridge. Kitchen is open to large breakfast and spacious great room with a bedroom on the main and 4 more on 2nd floor.**

Private: **Features**

Bedroom: **Bdrm On Main Lev, Mstr On Main**  
Master Bath: **Double Vanity, Garden Tub, Shower Only** #FP: **2**  
Kitchen: **Breakfast Area, Cabinets Other, Counter Top - Stone, Island, Keeping Room, Pantry - Walk-in, View To Fmly Rm**  
Dining: **Separate Dng Rm** Setting: **Golf**  
Const: **Brick 4 Sides** Building Faces: **NE**  
Parking: **3 Car Garage** Tennis on Prop: **No**  
Road: **Paved** Pool on Prop: **None**  
Rooms: **Family Room, Great Room, Loft, Separate Lvng Rm** Home Warranty: **Yes**  
Basement: **Bath, Daylight, Exterior Entry, Full, Unfinished** Lot Dimensions: **.723**  
Lot Size: **1/2 To 3/4 Acres (Lot Acres : N/A)** HERS Index: **No**  
Lot Desc: **Cul-De-Sac, Golf View, Level Driveway, Private Backyard, Wooded**  
Grn Bld Cert:  Roof Type: **Composition**

**Other Descriptive Information**

Neigh. Amen: **Club House, Country Club, Golf, Homeowners Assoc, Street Lights, Swimming Pool, Tennis Lighted, Undergrnd Utils**  
Appliance Desc: **Dishwasher, Double Ovens, 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, Disp Attic Stairs, Double Vnty Other, Entrance Foyer, Hardwood Floors, High Speed Internet Available, Trey Ceilings, Walk-In Closet(s)**  
Exterior: **Deck, Fenced Yard, Front Porch, Irrigation System, Prof Landscaping**  
Disability Access: **32 inch or + doors**  
Fireplace: **Gas Logs Remain, Gas Starter, In Great/Fam Room, In Keeping Room, In Master Bedroom**  
Cooling Desc: **Ceiling Fans, Central Electric, Zoned** Heat Type: **Gas**  
Energy Feat: **Extra Insulation, Ridge Vents, Thermal Pane Wdws**  
Water Source: **Public Water** Sewer Desc: **Pub Swr Connectd**  
Laundry Feat: **Laundry Room, Upstairs** Dock:   
Waterfront:  Boathouse:

**Legal, Financial and Tax Information**

Tax ID: **NA** LandLot: **0** District: **0** Section/GMD: **0** Lot: **6**  
Plat Book/Page: **0/0** Deed Book/Page:  Block: **H**  
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: **\$ / None** Swim/Tennis: **\$ / Optional** Init. Fee: **\$0**  
Asmnt Due/Cont: **No** HOA Phone:  Mgmt Email:   
Mgmt Co:  Mgmt Phone:

**Office Information**

Show Inst: **Anytime Access, Vacant**  
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: **sima@cdginc.com**  
Co-Agent:  Phone:   
Office: **CAPITAL MARKETING GROUP INC** Phone/Fax: **(404) 254-6320/(770) 649-6631**  
Firm License#: **H-45033** Sell Brkr present offers direct to Seller: **Yes**  
List Date: **08/23/2016** Days to Exp: **63** WD Date:   
Exp Date: **10/31/2016** Original List Price: **\$1,049,900** WD DOM:   
Exp DOM:  Offer Date:  Dup FMLS#:

**Monday, August 29, 2016 4:22 PM Requested By: MATTHEW STUBBLEFIELD**