



Residential Detached
FMLS #: 5970862
479 Loridans Drive
 City: Atlanta
 County: Fulton
 Sub/Comp: North Buckhead

Broker: [ATFH04](#)

Availability: No conditions
Area: 21
State: Georgia, 30342
Lake: None
Waterfront: 0

Unit #:

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

SCHOOLS	Bus Rte:
Elem: Smith	Y
Middle: Sutton	Y
High: North Atlanta	Y

Age Desc: New/Under Construction
Year Built: 2017
Stories: Two
Bldg Style: Traditional

Sq Ft/Source: 5,510 / Builder
Setting: Other
Const: Brick 4 Sides, Stone

Directions: From Lenox and Phipps, take either Wieuca or Peachtree Dunwoody to Loridans Drive. 479 is at the corner of Loridans Drive and Chateaugay Lane.
Public: New custom home on almost half acre corner lot in beautiful North Buckhead. Sarah Smith Elementary, 3 car garage, walkout backyard, full unfinished basement with daylight on the side. Brick with stone accents, porte coch re with gate, covered patio, room for pool. Formal entryway, study, formal dining room, elevator ready. Ultra luxe kitchen with separate prep area, caterer space, walk in pantry, mom's office. Family room with French doors to backyard. Full bedroom on main plus huge upstairs master along with 3 other bedrooms suites and laundry.
Private: Photos representative of the custom work of the builders. Contact Agents Stephen or Pam for additional information.

FEATURES

Bedroom: Master on Main, Split Bedroom Plan	Dining: Seats 12+, Separate Dng Rm
Master Bath: Double Vanity, Soaking Tub, Separate His/Hers, Separate Tub/Shower	Kitchen: Breakfast Room, Cabinets White, Stone Counters, Kitchen Island, Keeping Room, Pantry Walk-in, View to Family Room
Rooms: Family Room, Library/Office, Loft	Appliances: Dishwasher, Disposal, Double Oven, Gas Ovn/Rng/Ctop, Gas Water Heater, Microwave
Laundry: Laundry Room, Upper Floor	Basement: Bath/Stubbed, Daylight, Full, Interior Entry, Unfinished
Interior: High Ceilings 9 ft Upper, High Ceilings 9 ft Lower, High Ceilings 10 ft Main	Accessibility: Accessible Doors, Accessible Entrance
Exterior: Landscaped	Community: Near Beltline, Near Shopping, Public Transportation, Sidewalks, Street Lights
Lot Size: 1/3 to 1/2 Acre (Acres : 0.447) Source: Public Records	Lot Desc: Corner Lot, Private, Rm-Pool/Tennis, Sloped
Parking: Garage, Garage Door Opener, Kitchen Level	Roads: Paved, Public Maintain
# of Spaces: Carports: 0 Garages: 3	Structures: None
Roof: Composition	Energy: Insulation, High Eff System, Low Flow Plumbing Fixtures, Thermostat, Insulated Windows
Fencing: None	Patio/Porch: Patio
Equipment: None	Utilities: Cable Available
Heating: Forced Air, Natural Gas	Cooling: Ceiling Fan(s), Central Air
Water: Public	Sewer Desc: Public Sewer
Tennis on Property: No	Pool: None
# Fire Places: 0	Fireplace: Great/Family Room, Master Bedroom
Security: None	HERS Index: No
Grn Bld Cert:	Dock: None
Boathouse: None	Waterfront:

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 17-0065-LL-113-8	Tax/Tax Year: \$ / 2016	Lot Dim: 0
Land/Lot: 0 District: 0	Section/GMD: 0	Lot: 0 Block: 0
Plat Book/Page: 0/0	Deed Book/Page: 0/0	CPHB:
Special Listing Conditions: None	Special Circumstances: None	Swim/Tennis: \$ / None
Association Fee: \$/None	Frequency: Annually	Initiation Fee: \$0
Master Assoc Fee: \$/	Frequency: Annually	Home Warranty: Yes
Assoc Include:	HOA Rent Restriction: No	Assessment Due/Contemplated: No
HOA Phone:	Owner 2nd: No	Assumable: No
Owner Finance: No	Mgmt Phone:	Mgmt Email:
Mgmt Co:		

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 341908	Agent: PAMELA ELLEDGE	Phone/Cell: (404) 626-0614/(404) 626-0614
Firm License#: H-57502	Co-Agent: STEPHEN FLANAGIN	Phone/Cell: (404) 312-5389/(404) 312-5389
Office: ATLANTA FINE HOMES SOTHEBYS INTERNATIONAL (ATFH04)	Lockbox: None	Phone/Fax: (770) 604-1000/(770) 675-9525
Show Inst: Text Listing Agent, Vacant	Owner Phone: 404-626-0614	Email: pamelledge@atlantafinehomes.com
Owner: Contact Agent	VRC: No	SB present offers direct to Seller: No
Selling Comm: 3	Original List Price: \$1,835,000	Dup FMLS#:
List Date: 02/14/2018		

SOLD INFORMATION

Binding Agremnt Date: 02/15/2018	Prop Closing Date: 10/05/2018	DOM: 1	Total DOM: 1
Sell Agent: KIMBERLY Crahan	Co-Sell Agent:	Sell Office Code: DACO01	
Sell Company: Dorsey Alston Realtors		SP/OLP %: 107%	Terms: Other
Closing Date: 10/05/2018	Sale Price: \$1,964,537	Costs Paid by Seller: \$15,000	

Thursday, October 25, 2018

4:43 PM

Requested By: Matt Stubblefield