

Agent Full



Residential Detached

Active

#: **5728792**

Broker: **CMKT01**

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

\$1,249,900

557 Indian Hills Parkway NE

County: **Cobb**
Subd/Complex: **Indian Hills**

City: **Marietta** State: **Georgia**
Zip: **30068-4138**
Stories: **2 Stories**

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

Yr Built: **2016**
Lake: **None**
Style: **European**
Age Desc: **New/Under Construction**

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

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

Directions: **Take Roswell Road or Lower Roswell Road to Indian Hills parkway. Home is on Indian Hills Pkwy under construction.**

Public: Fabulous custom build house nestled on beautiful, private lot backing up to driving range. Exceptional floor plan w/ 4 car garage features Guest suite on main, exquisite gourmet kitchen, complete w/ large island, Jenn Air appliances including 48" cooktop & 48' ref open to breakfast, keeping rm & great rm. Spacious Master retreat w/ spectacular master bath, large sitting area w/ fireplace and massive walk in closet with wall of bowed windows. Builder has paid close attention to high-end finishing throughout w/ numerous upgrades. Great private lot to build a pool on.

Private:

Features

Bedroom:	Bdrm On Main Lev		
Master Bath:	Double Vanity, Garden Tub, Shower Only	#FP:	3
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:	Unknown
Parking:	4 + 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/Stubbed, Daylight, Exterior Entry, Full, Unfinished	Lot Dimensions:	13755 sf
Lot Size:	1/3 to 1/2 Acre (Lot Acres : N/A)	HERS Index:	No
Lot Desc:	Golf Course, Golf View, Level Driveway, Private Backyard, Wooded	Roof Type:	Composition
Gm Bld Cert:			

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**
Waterfront:

Legal, Financial and Tax Information

Tax ID:	NA	LandLot:	0	District:	0	Section/GMD:	0	Lot:	5
Plat Book/Page:	0/0					Deed Book/Page:		Block:	V
Tax/Tax Yr:	\$ / 2016	Sq Ft/Source:	5,500 / Builder			CPHB:		Owner 2nd:	No
Special:	None					Owner Finance:	No	Assumable:	No
Annual Master Association Fee/Desc:	\$ / None					HOA Rent Restrictions:	No		
Annual Association Fee/Desc:	\$ / None					Swim/Tennis:		Init. Fee:	
Asmnt Due/Cont:	No	HOA Phone:				Mgmt Email:			
Mgmt Co:		Mgmt Phone:							

Office Information

Show Inst:	Anytime Access	Owner Phone:		VRC:	No
Owner Name:	See Agent	Selling Comm:	3	Email:	sima@cdginc.com
Agent License#:	161664	Phone:	(678) 300-4628		
List Agent:	SIMA ALAHYAR	Phone:			
Co-Agent:		Phone/Fax:	(404) 254-6320/(770) 649-6631		
Office:	CAPITAL MARKETING GROUP INC	Sell Brkr present offers direct to Seller:	Yes	WD Date:	
Firm License#:	H-45033	Days to Exp:	63	WD DOM:	
List Date:	08/02/2016	Original List Price:	\$1,249,900	Dup FMLS#:	
Exp Date:	10/31/2016	Offer Date:			

Monday, August 29, 2016

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Requested By: MATTHEW STUBBLEFIELD