



Agent Full

\$1,199,900
 Active



Residential Detached
 FMLS #: 5937611 Broker: [CMKT01](#)
[4090 Clubland Drive NE](#)
 City: Marietta
 County: Cobb
 Sub/Comp: Indian Hills

Availability: No conditions
 Area: 83
 State: Georgia, 30068
 Lake: None
 Waterfront:

Unit #:

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

SCHOOLS
 Elem: East Side
 Middle: Dickerson
 High: Walton

Bus Rte:
 Bus Rte:
 Bus Rte:

Age Desc: New/Under Construction Sq Ft/Source: 5,725 / Builder
 Year Built: 2018 Setting: Golf
 Stories: 2 Stories Const: Brick 4 Sides
 Blding Style: European

- Directions:** Johnson ferry to 120 Roswell Rd to Indian Hills Parkway, Right onto Clubland Dr, House is under construction on the right closer to Lower Roswell.
- Public:** This house is under construction. Pictures belongs to a similar house. Exceptional floor plan with 4 car garage and exquisite gourmet kitchen, complete w/ large island, Jenn Air appliances including 48' range, 48"chimney hood, dishwasher & microwave drawer open to breakfast, keeping rm & great rm. Guest suite on main, with 4 other BRs and loft on 2nd FL. Spacious Master Suite w/ fireplace, sitting rm, large closet & gorgeous bathroom. Builder has paid close attention to high-end finishing throughout w/ numerous upgrades. Great private backyard w/ large space for pool.
- Private:** Attached pictures belongs to a similar house which had a finished basement.

FEATURES

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|--|--|
| 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, Double Ovens, Garbage Disposal, Gas Ovn/Rng/Ctop, Gas Water Heater, Microwave, Sec System Owned, Smoke/Fire Alarm |
| Laundry: Laundry Room, Upstairs | Basement: Bath, 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) | Accessibility: Accessible Doors |
| Exterior: Deck, Fenced Yard, Front Porch, Irrigation System, Prof Landscaping | Neigh. Amen: Club House, Country Club, Golf, Homeowners Assoc, Street Lights, Swimming Pool, Tennis Lighted, Undergrnd Utils |
| Lot Size: 1/3 to 1/2 Acre (Acres : 0.315) Source: Public Records | Lot Desc: Golf View, Level Driveway, Private Backyard, Rm-Pool/Tennis, Wooded |
| Parking: 4 + 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: 3 | Fireplace: Gas Logs Remain, Gas Starter, In Great/Fam Room, In Keeping Room, In Master Bedroom |
| HERS Index: No | Grn Bld Cert: |
| Dock: | Boathouse: |

LEGAL | FINANCIAL | TAX INFORMATION

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|--|------------------------------------|--|
| Tax ID: 16-1119-0-011-0 | Tax/Tax Year: \$ / 2017 | Lot Dim: 0 |
| Land/Lot: 0 District: 0 | Section/GMD: 0 | Lot: 5 Block: V |
| Plat Book/Page: 0/0 | Deed Book/Page: | CPHB: |
| Special Listing Conditions: None | Special Circumstances: None | Swim/Tennis: |
| Association Fee: \$/None | Frequency: Annually | Initiation Fee: |
| 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

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|---|--|--|
| 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: | SB present offers direct to Seller: Yes |
| Selling Comm: 3 | VRC: No | Dup FMLS#: |
| List Date: 11/29/2017 | Original List Price: \$1,199,900 | Act DOM: 86 |
| Exp Date: 03/31/2018 | Days to Exp: 36 | |

Friday, February 23, 2018

11:57 AM

Requested By: Sima Alahyar