



BUCKHEAD CONDO FOR SALE - GREAT LOCATION!! *Great features lots of character*



About location:

- ❖ Peachtree Hills area
- ❖ TOP FLOOR unit overlooks pretty courtyard
- ❖ Between Piedmont and Peachtree; $\frac{1}{4}$ mile west of Piedmont
- ❖ Walking distance to Lindbergh MARTA; great new retail developments in area!

- ❖ 3-story, red brick garden condos
- ❖ Community includes pool with terrace area; gas grills and outdoor tables/chairs for community use
- ❖ Close to Peachtree Hills and Garden Hills neighborhoods; houses in area range from \$300K to \$500K

Features include:

- ❖ 2 bedroom, 1 $\frac{1}{2}$ baths
- ❖ Large just under 1200 square feet of living space according to tax records
- ❖ Large living room, separate dining room
- ❖ Hardwoods throughout; black and white tile in bathrooms
- ❖ High 9' ceilings and crown molding throughout; chair rail in dining room
- ❖ New windows throughout unit - about 4 years old, double paned, easy to clean
- ❖ Pergo floor and counter tops in kitchen
- ❖ New light fixtures, ceiling fans, and bath vanity
- ❖ Washer/dryer hookups
- ❖ Large closets in both bedrooms plus extra large coat closet for great storage
- ❖ Separate linen closet
- ❖ Additional storage area in basement
- ❖ Association fee includes: pool, gas, water, basic cable, trash removal, landscaping, housekeeping for common areas, reserve fund
- ❖ Current upgrade projects in community include: new doors on all buildings, new paint and carpet in common entry ways
- ❖ CURRENT 6 YEAR TENANT who pays on time all the time will stay or leave. Rents for \$980 currently, but could be higher.

Priced to SELL!!! \$149,900

Current 2 bedroom units listed for sale are \$154,900 to \$165,000

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