



STORIES: One
BEDROOMS: 4
FULL BATHS: 3
PARTIAL BATHS: 0
TOTAL HVAC SQFT: 2235
SOURCE SQFT: Builder
FLOOR PLAN: Open, Split
YEAR BUILT: 2017
YEAR BUILT ESTIMATED: No
NEW CONSTRUCTION: Yes
PARKING: 2 Cars, Garage
PRICE PER SQFT: \$118.52

AREA: 5-N side hwy 84 in Lowndes Co.
SUBDIVISION: GROVE POINTE
ZONING: R
HISTORIC DISTRICT:
EXCLUSIVE RIGHT TO SELL: Yes
EXCLUSIVE AGENCY: No
LOT SIZE: See Acreage
ACREAGE: 0.23

LIMITED SERVICE: No
LEGAL DESC: LOT 85, PH 4, SEC 3, GROVE POINTE S/D
PLAT BOOK: PCB **PLAT BOOK PAGE:** 1410 **DEED BOOK:** 6255 **DEED BOOK PAGE:** 267
TAX ID: 0072 483 **TAX AMOUNT:** 496.9 **TAX YEAR:** 2017
HOA FEE: Yes **HOA FEE \$:** 225 **HOA FREQUENCY:** Yearly
HOA AMENITIES: Common Ground Maintenance
FRONTAGE: **ROAD:** Paved

	Dimensions (Required):		Dimensions (Required):		Dimensions (Required):
Living Rm:		Master Bdrm:	15X14	Master Bthrm:	15X15
Dining Rm:		Bedroom 2:	11X112	Bathroom 2:	5X9
Great Rm:		Bedroom 3:	11X12	Bathroom 3:	5X8
Family Rm:	14X19	Bedroom 4:	12X12	Prtl Bthrm:	
Kitchen:	13X14	Bedroom 5:		Extra Rm:	
Brkfst Rm:	12X13	Sun Rm:		Lndry Rm:	
Utility Rm:		Frnt Prch:		Back Prch:	
Garage:	20X21	Carport:			

ELECTRIC COMPANY: COLQUITT **WATER COMPANY:** LOWNDES
MONTHLY RENT: 0 **ANNUAL RENT:** 0 **ANNUAL EXPENSE:** 0 **CAP RATE:** 0

AUCTION PROPERTY: No **AUCTION DATE:** **PREVIEW DATE:**
AUCTIONEER PRICE RANGE: **ABSOLUTE:** **AUCTION COMMISSION:**

CONSTRUCTION: Concrete Siding **INTERIOR FEATURES:** Insulated, Cable TV Available, Ceiling Fans, Garage Door Opener
FOUNDATION: Slab
ROOF: Architectural Shingles **APPLIANCES:** Electric Stove, Microwave, Dishwasher, Disposal
WATER: County **LAUNDRY RM TYPE:** Room, In House
SEWER: County **UTILITY RM TYPE:**
HEATING: Central Electric **EXTERIOR FEATURES:** Irregular Lot Size, Sprinkler System, Termite Bonded, Home Warranty, Deed Restrictions, Security System
COOLING: Central Electric **PORCH TYPE:** Open Patio, Sun Room
FLOORS: Concrete Slab, Hardwood, Carpet, Tile **POOL:** In Ground, Community Pool
WINDOWS: Thermopane, Screens

SHOWING INSTRUCTIONS: New Construction - Show at will!
DIRECTIONS: North on Hwy 41 to Grove Pointe. Right into Grove Pointe on Dasher Grove Road. At the circle, take the 2nd exit onto Amelia Circle.

PROPERTY DESCRIPTION: SPLIT FLOOR PLAN, PLENTY OF ROOM FOR STUDY, GUEST, FAMILY. THE 11X13 SUN ROOM GIVES OTION FOR SECOND LIVING AREA, VAULTED CEILING IN FAMILY ROOM LEADS TO HUGE BREAKFAST ROOM AND KITCHEN. LARGE PATIO, SMALL COVERED AREA FOR STORAGE OF GRILL. THE MASTER CLOSET IS H AND FIT FOR A QUEEN. THE MASTER BED ROOM IS VERY SPACIOUS, CANNED LIGHTING, MOOD LIGHTING.GRANITE, TILE, WOOD, BAR, SIIEP VANITIES, THIS NEW CONSTRUCTION HOME IS FULL OF CUSTOM CABINETS, WINDOWS FOR LOTS OF LIGHT, COMMUNITY AMENITIES, WALKING TRAIL, PLAYGROUND, POOL, POOL HOUSE, COVERED PICNIC AREA, LIGHTED STREETS AND SIDE WALKS FOR EVENING STROLLS. GREAT NEIGHBORHOOD FOR FAMILIES. MUST!

PRIVATE REMARKS: Interior pictures from another listing. When home is completed the new pictures will be uploaded.

OWNER'S NAME: DIXON TAYLOR **OWNER'S PHONE:**
TENANT'S NAME: **TENANT'S PHONE:**
OCCUPIED: Vacant **LOCKBOX:** Yes **LOCKBOX SN:** 0000
COOP %/: 2.7/1.8 **DUALRATE:** No **LSTGCNDN:** Not Applicable
FINANCING TYPE: FHA, VA, USDA **LEASE PURCHASE:** No **GREC FIRM #:** H-37254 **GREC AGENT #:** 159132
POSSESSION: **LISTING MARKETED IN LAST180 DAYS W/O TRANSFER?:** Yes

DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No
ORIGINAL LIST PRICE: \$264,900 **LIST DATE:** **PENDING DATE:** 12/21/2017 **DAYS ON MARKET:** 78

Office Name: COLDWELL BANKER PREMIER REAL E (#:24) **Listing Agent:** Vicky Knowles (#:379)
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