



Residential #:3557380 **Active** Broker: CRCR01 Area: 75 Map: 597b10
4303 Sugar Maple Chase **FMLS** **Media:** 8
Neighborhoods
City: ACWORTH State: GEORGIA County: COBB Zip: 30101
Subdivision: Paces Club Yr Built: 1999 Age Desc: Resale
Lvs Bdrms Baths Hlf Bth Lake: NONE Waterfront:
Upper 4 2 0 Stories: 2 Elem: BAKER
Main 0 0 1 Stories
Lower 0 0 0 Style: Middle:
Total 4 2 1 Traditional BARBER
High: NORTH COBB

Directions: 75N to Wade Green rd. R off exit to L on Hickory Grove. Go over overpass to L into Paces Club. Take first R and then L at T-intersection. Take next R and come to cul-de-sac.

Public Remarks

Great side cul-de-sac home and fenced rear yard for the children to play outside. Well kept home with lots of space and great living features. Lots of shade trees and a swim/tennis that can't be beat in this price range. spacious kitchen and large family room. This is a must see!

Private/Confidential Remarks

Owner had both a home inspection and stucco inspection done prior to listing and both reports are available to review. Stucco is hardcoat and had been cut correctly (see report).

Features

Bedroom: Other **Master Bath:** Double Vanity, Garden Tub, Sep Tub/Shower
Kitchen: Breakfast Area, Cabinets White, Counter Top - Laminated, Island, Pantry, View To Fmly Rm **Dining:** Liv/Dine Rm **Setting:** Other
Const: Frame, Stucco/Syn Stucc **House Faces:** South **Tennis on Prop:** No **Pool:** None
Parking: 2 Car Garage **Road:** Public Maintain **# FP:** 1
Rooms: Family Room, Separate Lvng Rm
Basement: Slab/None **Home Warranty:** Negotiable
Lot Size: Under 1/3 Acre **Lot Desc:** Cul-De-Sac, Level, Level Driveway **Lot Dimensions:** 0

Other Descriptive Information

Nbrhd - Club House	Appl - Gas Water Heater	Ext - Fenced Yard	Engry - High Eff System
Nbrhd - Homeowners Assoc	Appl - Self-Clean Oven	Ext - Patio	Water - Public Water
Nbrhd - Lake	Int - 9 ft + Ceil Main	Ext - Prof Landscaping	Sewer - Pub Swr Connectd
Nbrhd - Playground	Int - 2-Story Foyer	Hcap - None	Laundry - Upstairs
Nbrhd - Sidewalk	Int - Disp Attic Stairs	Fplc - Gas Starter	Dock - None
Nbrhd - Swimming Pool	Int - DSL Available	Fplc - In Living Room	
Nbrhd - Tennis Lighted	Int - Entrance Foyer	Heat - Forced Air	
Appl - Dishwasher	Int - Trey Ceilings	Heat - Gas	
Appl - Garbage Disposal	Int - Walk-In Closet(s)	Cool - Ceiling Fans	
Appl - Gas Ovn/Rng/Ctop	Int - Wall/Wall Carpet	Cool - Central Electric	

Legal, Financial & Tax Information

Tax ID: 20-0053-0-207-0	LandLot: 53	District: 20	Section: 2	Lot: 305	Block: A
Plat Book/Page: 175/44	Tax/Tax Yr: \$1477/2006	Swim/Tennis: \$0/Required	Owner Finance: N	Annl Assoc Fee: \$385/ Includes Swim/Tennis	Assumable: No
Special: None	CPHB:				

Office Information

Owner Name: Atkins	Owner Phone: 770-653-5986	Photo Instr: Photo To Be Supplied By Agent License#: 256175 Broker
Show Instruct: Courtesy Call-Owner, Lockbox	Selling Commission: 3	VRC: No
List Agent: FLETGLE	Agent: GLENN FLETCHER	Phone/Fax: 770-475-5482/770-475-8800
Co List Agent:	Co Agent:	Phone/Fax: /
Office: CARROLL REALTY	Firm License#: H-11603	Phone/Fax: # 770-475-5482/ 770-475-8800
List Date: 8/31/2007	Days to Exp: 132	Exp Date: 1/31/2008
WD Date:	WD DOM:	Exp DOM:

Sold Information

Sale Price: \$	Terms:	Closing Date:	Pending Date:
Original List Price: \$ 205,900	Prop Closing Date:		
SP/OLP %: 0%	Costs Paid by Seller:		
Sell Agent ID:	Sell Agent:		Sell Office:

Fri, Sep 21, 2007
02:56 PM

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Requested By: [WESLEY B
WILLIAMS](#)