

2024 Fisher Trail, Atlanta, GA 30345

**For Sale by Owner to Best Offer by Sunday, March 11<sup>th</sup>!**

**Best offer over \$249,500!**

**Special Financing Available    Interest Only Payments Available**

**Open House 1:00 PM to 4:00 PM**

**March 3-4 and 10-11**

This beautiful single-family home inside Perimeter in the great school district of Briarcliff with 4 bedrooms, 2.5 bathrooms, and screened back porch on 0.6 acres will be sold for the best offer I receive by March 11th!

Please come by as often as you like during our open house/inspection periods and bring your friends and family. Tell everyone you know! This will be a great opportunity for someone to own a beautiful renovated home in this fabulous upscale swim/tennis community in Briarcliff.

### **General**

- A one year Home Warranty is included and will be transferred to the new owner
- This split-level home is approximately 2200 square feet +/- of living space, built in 1957 and completely renovated within the past four months.
- Large master bathroom with whirlpool tub, separate shower and double vanities
- Large kitchen with lots of granite counter space, cabinets and stainless appliances
- Brick and frame exterior
- Large family room on lower level, opening to private patio
- Quick access to I-85 and Clairmont Avenue
- Neighborhood swim club available
- Two-car attached carport enclosed on three sides with large parking pads
- Two shed outbuildings

### **Interior**

- Open floor plan with hardwood and tile floors throughout
- Vaulted ceilings in upper floors
- Freshly painted throughout

### **Kitchen**

- Totally updated with refreshing white cabinets, new granite countertops and new appliances
- New stainless steel appliances, including refrigerator, microwave, electric range, dishwasher and garbage disposal
- Eat-in kitchen space available
- Tons of cabinet space and granite counter space.

### **Master Bedroom and Bath**

- Luxurious private master suite with walk-in closet
- Large master bath with vaulted ceiling and chandelier
- Whirlpool master bath tub with separate shower
- Well-lit double vanities, double sinks and double medicine cabinets

### **Main Floor**

- Large front porch leads to front door

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- Brick fireplace with raised hearth in large living room
- Vaulted ceilings
- Formal dining room open to living room
- Solid oak flooring
- Very bright and open with lots of windows
- Large enclosed back porch

**Lower Level**

- Bedroom, half-bath/laundry room and large family room
- Built-in bookcase in family room
- Sliding-glass door to patio

**Exterior**

- Private fenced backyard with sitting area in park-like setting
- Separate fenced area could be dog run
- Huge flower beds planted with perennials, birdbath, and decorative statues

**Other details**

- Easy access off I-85; easy to get to downtown or out of town
- Convenient grocery shopping (0.3 miles), movie theaters (2.6 miles), restaurants (<2.9 miles), post office (0.2 miles).
- Dekalb County property taxes for 2006 were about \$4800
- Briarcliff Woods Beach Club (swim & tennis) membership optional
- Sagamore Hills Elementary school rated tops in Dekalb County, is 0.6 miles away; Henderson Middle school is about 4.5 miles away; Lakeland High School is 1.2 miles away.
- Lot size 0.6 acres, backing up to I-85, and beautifully landscaped with several large flower gardens
- One mile or less to: Congregation Bet Haverim, Briarcliff Baptist Church, Presbyterian Church and Central Congregational Church; 0.9 miles from Greek Orthodox Cathedral of the Annunciation and Immaculate Heart of Mary Catholic Church.
- Seller is a licensed real estate agent

**This home is a great opportunity for someone as the starting price is over \$130,000 below market value! I will consider all offers and will consider anything of value in trade as full or partial payment – boats, RVs, cars, other property or real estate, etc. You may bring any type of inspector to inspect anything on the property and return as often as needed, or stay as long as you like during the open house/inspection period.**

For more information about how the sale will be conducted and to see interior pictures, please see our website at: <http://www.atlantaprobatesolutions.com>

**Phone (404) 803-0414 for more information**

For financing questions, call John West at Stellar Capital 678-539-8088.

Information is deemed reliable and complete, but is not guaranteed.