



**Residential**

#:3594900 **Withdrawn** Broker: HNBH02 Area: 131 \$ 2,100,000 \*

**360 CAMERON RIDGE DRIVE** **FMLS** **Media:** 4 **Map:** 732B5

City: SANDY SPRINGS State: GEORGIA County: FULTON Zip: 30328

Subdivision: CAMERON GLEN Yr Built: 2007 Age Desc: New/Under Construction

Lvls	Bdrms	Baths	Hlf Bth	Lake: NONE	Waterfront: 0
Upper	5	5	0	Stories: 2 Stories	Elem: HEARDS FERRY
Main	1	1	1	Style: European, Traditional	Middle: RIDGEVIEW
Lower	1	1	1		High: RIVERWOOD
Total	7	7	2		

Directions: RIVERSIDE DRIVE TO HEARDS FERRY TO LEFT AT CAMERON GLEN DR. 1ST LEFT ON CAMERON RIDGE.

**Public Remarks**

DRASTIC REDUCTION! SEP. GUEST/POOL HOUSE W/2BR/2.5B, KITCHEN,STEAM/SAUNA, LR/DR, FLOOR TO CEILING STONE FIREPLACE, LNDRY RM. MAIN HOUSE CONNECTED TO GUEST/POOL HOUSE VIA ENCLOSED BREEZEWAY, AUPAIR SUITE ABOVE GARAGE WITH 1BR/1B, KIT. UNBELIEVABLE COMPOUND. AGENT HAS COMPLETE APPRAISAL FOR \$3,900,000

**Private/Confidential Remarks**

DRASTIC PRICE REDUCTION! COMPOUND IS 70% COMPLETED.

**Features**

**Bedroom:** Master On Main **Master Bath:** Sep Tub/Shower, Whirlpool Tub  
**Kitchen:** Cabinets Stain, Keeping Room, Pantry **Dining:** Seats 12+, Separate Dng Rm **Setting:** Other  
**Const:** Brick 4 Sides, Stone **House Faces:** Unknown **Tennis on Prop:** No **Pool:** In Ground  
**Parking:** 4 + Car Garage, Auto Garage Door, Side/Rear Entry **Road:** Paved, Public Maintain **# FP:** 4  
**Rooms:** Family Room, Library/Office, Media Room, Recreation Room, Separate Den, Separate Lvng Rm  
**Basement:** Daylight, Finished, Full **Home Warranty:** Negotiable  
**Lot Size:** 1 Up To 2 Acres **Lot Desc:** Cul-De-Sac, Level, Level Driveway, Rm-Pool/Tennis, Private Backyard **Lot Dimensions:** Approx 1.7 Acres  
**HERS Index:**

**Green Building Certification:**

**Other Descriptive Information**

Nbrhd - Cable Tv Avail	Int - 10 ft+ Ceil Main	Fplc - Factory Built	Energ - High Eff System
Nbrhd - None	Int - 2-Story Foyer	Fplc - In Great/Fam Room	Energ - Ridge Vents
Appl - Double Ovens	Int - 9 ft + Ceil Main	Fplc - In Master Bedroom	Water - Public Water
Appl - Dishwasher	Int - DSL Available	Fplc - In Keeping Room	Sewer - Pub Swr Connectd
Appl - Garbage Disposal	Int - Entrance Foyer	Heat - Gas	Laundry - Laundry Room
Appl - Gas Ovn/Rng/Ctop	Int - Hardwood Floors	Heat - Zoned	Dock - None
Appl - Microwave	Int - Rear Stairs	Cool - Central Electric	
Appl - Other	Int - Walk-In Closet(s)	Cool - Zoned	
Appl - Self-Clean Oven	Ext - Garden Area	Energ - Attic Vent Fans	
Appl - Gas Water Heater	Hcap - None	Energ - Extra Insulation	

**Legal, Financial & Tax Information**

Tax ID: 0 LandLot: 0 District: 0 Section/GMD: 0 Lot: 0 Block: 0  
Plat Book/Page: 0/0 Deed Book/Page: 0/0 Tax/Tax Yr: \$0/2007  
Special: None CPHB: Owner Finance: N Assumable: No  
Swim/Tennis: \$0 /None Annl Assoc Fee: \$0 / None

**Office Information**

**Owner Name:** CALL AGENT **Owner Phone:** 404-452-2848 **Show Inst:** Anytime Access  
**Agent License#:** 35569 **Selling Commission:** 3.5 **VRC:** No  
**List Agent ID:** DEUTCHR **Agent:** **RONNIE B. DEUTCHMAN** **Phone/Fax:** 404-250-8518 / - -  
**Co-List Agent ID:** **Co-Agent:** **Phone/Fax:** /  
**Firm License#:** H-19900 **Phone/Fax:** # 404-252-7222 / 404-257-1351  
**Office:** **HARRY NORMAN, REALTORS** **Selling Agent/Broker may present offers directly to Seller?:** N  
**List Date:** 10/30/2007 **Days to Exp:** **WD Date:** 7/8/2008 **WD DOM:** 252 **Exp Date:** 7/31/2008 **Exp DOM:**

**Sold Information**

**Sale Price:** \$ **Due Diligence Ends:** **Closing Date:** **Binding Agreement Date:**  
**Original List Price:** \$ 2,650,000 **Prop Closing Date:**  
**SP/OLP %:** 0% **Costs Paid by Seller:** **Terms:**  
**Sell Agent ID:** **Sell Agent:** **Sell Office:**

Tue, Sep 16, 2008 08:00 PM

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Requested By: **HARVEY D SHARPE**



**Residential**

#:3759140 **Withdrawn** Broker: ELIL01  
**360 Cameron Ridge Dr**  
**NW** **FMLS**  
**Neighborhoods**

\$ 1,100,000 \*  
**Map:** 732B5  
**Area:** 131  
**Media:** 4  
**County:**  
FULTON  
**Zip:** 30328-4710

**City:** ATLANTA **State:** GEORGIA

**Subdivision:** Cameron Glen

**Yr Built:** 2007  
**Age Desc:**  
New/Under  
Construction  
**Waterfront:**  
**Elem:** HEARDS  
FERRY  
**Middle:** RIDGEVIEW  
**High:** RIVERWOOD

Lvls	Bdrms	Baths	Hlf Bth
Upper	5	5	0
Main	1	1	1
Lower	1	1	1
<b>Total</b>	<b>7</b>	<b>7</b>	<b>2</b>

**Lake:** NONE  
**Stories:** 2  
Stories  
**Style:** European,  
Traditional

**Directions:** Riverside Drive to Heards Ferry, then Left into Cameron Glen. First left is Cameron Ridge. Home is at the end of the street, middle of cul-de-sac. NO SIGN.

**Public Remarks**

NEW PRICE!!!! Come and finish your dream home! 2 homes in one with steam/sauna, four fireplaces, very large au pair/in-law suite. Marble floors throughout most of main and lower levels, hardwoods elsewhere. VERY MOTIVATED SELLER! BRING ALL OFFERS! Lender approval of contract required.

**Private/Confidential Remarks**

Great deal of a pre-foreclosure! Hard money appraisal says \$3.9 million. House needs all finishes and appliances.

**Features**

**Bedroom:** In-Law Ste/Apt, Master On Main  
**Kitchen:** Cabinets Stain, Keeping Room, View To Fmly Rm  
**Const:** Brick 4 Sides, Stone **House Faces:** Unknown  
**Parking:** 4 + Car Garage, Attached, Auto Garage Door, Side/Rear Entry  
**Rooms:** Bonus Room, Exercise Room, Family Room, Great Room, Library/Office, Media Room, Recreation Room, Separate Den, Separate Lvng Rm  
**Basement:** Bath/Stubbed, Daylight, Exterior Entry, Finished, Full, Interior Entry  
**Lot Size:** 1 Up To 2 Acres **Lot Desc:** Cul-De-Sac, Level, Level Driveway, Rm-Pool/Tennis, Private Backyard

**Master Bath:** Sep Tub/Shower, Vaulted Ceilings, Whirlpool Tub  
**Dining:** Seats 12+, Separate Dng Rm **Setting:** Other  
**Tennis on Prop:** No **Pool:** None  
**Road:** Paved, Public Maintain **# FP:** 4

**Home Warranty:** Negotiable  
**Lot Dimensions:** approx 1.5019 acres  
**HERS Index:**

**Green Building Certification:**

**Other Descriptive Information**

Nbrhd - Cable Tv Avail	Int - His & Her Closets	Heat - Gas	Laundry - Laundry Room
Appl - Other	Int - Skylights	Heat - Zoned	Dock - None
Int - 9 ft + Ceil Main	Int - Trey Ceilings	Cool - Central Electric	Boathse - None
Int - 10 ft+ Ceil Main	Int - Walk-In Closet(s)	Cool - Zoned	
Int - 2-Story Foyer	Ext - Garden Area	Engry - Attic Vent Fans	
Int - Cable Modem	Hcap - Other	Engry - High Eff System	
Int - Double Vnty Other	Fplc - Factory Built	Engry - Extra Insulation	
Int - DSL Available	Fplc - In Great/Fam Room	Engry - Ridge Vents	
Int - Entrance Foyer	Fplc - In Keeping Room	Water - Public Water	
Int - Hardwood Floors	Fplc - In Master Bedroom	Sewer - Pub Swr Connectd	

**Legal, Financial & Tax Information**

Tax ID: <a href="#">17-0206-0011-015</a>	LandLot: 0 District: 17	Section/GMD: 0	Lot: 0 Block: 0
Plat Book/Page: 0/0/0	Deed Book/Page: 0/0	Tax/Tax Yr: \$9404/2007	
Special: Fixer Upper, Other	CPHB:	Owner Finance: N	Assumable: No
Swim/Tennis: \$0 /None	Annl Assoc Fee: \$0 / None		

**Office Information**

<b>Owner Name:</b> CALL AGENT	<b>Owner Phone:</b> 404-229-9649	<b>Show Inst:</b> Call Listing Office/Agent Before Showing, Courtesy Call-Owner
<b>Agent License#:</b> 331519	<b>Selling Commission:</b> 3	<b>VRC:</b> No
<b>List Agent ID:</b> RANDKLEV	<b>Agent:</b> <a href="#">MONICA RANDKLEV</a>	<b>Phone/Fax:</b> 404-229-9649 / 888-207-6013
<b>Co-List Agent ID:</b>	<b>Co-Agent:</b>	<b>Phone/Fax:</b> /
<b>Firm License#:</b> H-31173	<b>Phone/Fax:</b> # 770-952-1500 / 888-207-6013	
<b>Office:</b> <a href="#">ELI LEE EQUITIES INC</a>	<b>Selling Agent/Broker may present offers directly to Seller?:</b> N	
<b>List Date:</b> 8/1/2008 <b>Days to Exp:</b> 46	<b>WD Date:</b> 9/16/2008 <b>WD DOM:</b> 46	<b>Exp Date:</b> 11/1/2008 <b>Exp DOM:</b>

**Sold Information**

<b>Sale Price:</b> \$	<b>Due Diligence Ends:</b>	<b>Closing Date:</b>	<b>Binding Agreement Date:</b>
<b>Original List Price:</b> \$ 1,700,000	<b>Prop Closing Date:</b>		
<b>SP/OLP %:</b> 0%	<b>Costs Paid by Seller:</b>	<b>Terms:</b>	
<b>Sell Agent ID:</b>	<b>Sell Agent:</b>	<b>Sell Office:</b>	

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