



**Residential Detached**

#:3768177

Expired Broker: ATFH01

Area: 21

\$ 1,550,000

Map: 786J2

[3989 Lake Forrest Dr NE](#)

[FMLS](#)

[Neighborhoods](#)

Media: 12

[Documents:](#)

City: ATLANTA

State: GEORGIA

County: FULTON

Zip: 30342-4146

Subdivision: Chastain Park

Yr Built: 2004

Age Desc: Resale

Lvls

Bdrms

Baths

Hlf Bth

Lake: NONE

Waterfront: 0

Upper

5

4

0

Stories: 2 Or +

Elem: WARREN T. JACKSON

Main

0

0

2

Style: European, Traditional

Middle: SUTTON

Lower

0

0

0

Total

5

4

2

High: NORTH ATLANTA

Directions: Roswell Road to Powers Ferry to Lake Forrest Drive.

**Public Remarks**

Breathtaking Stone Manor overlooking Chastain Park! Magnificent scale and detail! Architect Brian Bethea Smith design. Site planned and landscape design by Land Plus Associates. High End, energy efficient windows, doors, insulation..Not typical builder materials. Buyer make final finish choices!

**Private/Confidential Remarks**

Please call agent for more detail and easy showing appointment 404-277-0747. Owner is a licensed Real Estate Broker.

**Features**

Bedroom: Other, Sitting Room

Master Bath: Double Vanity, Garden Tub, Sep Tub/Shower, Vaulted Ceilings

Kitchen: Breakfast Area, Cabinets Other, Island, Pantry - Walk-in, Counter Top - Stone

Dining: Separate Dng Rm

Setting: Golf

Const: Stone

House Faces: Unknown

Tennis on Prop: No

Pool: None

Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level

Road: Paved, Public Maintain

# FP: 2

Rooms: Family Room, Library/Office, Separate Lvng Rm

Basement: Bath/Stubbed, Daylight, Exterior Entry, Interior Entry

Home Warranty: Negotiable

Lot Size: 1/3 to 1/2 Acre

Lot Desc: Golf View, Rm-Pool/Tennis, Private Backyard, Sloped

Lot Dimensions: .44 Acre

Green Building Certification:

HERS Index: 0

**Other Descriptive Information**

Nbrhd - Golf

Int - 9 ft+ Ceil Upper

Fplc - In Great/Fam Room

Laundry - Laundry Room

Nbrhd - Park

Int - Entrance Foyer

Heat - Forced Air

Laundry - Upstairs

Appl - Double Ovens

Int - Hardwood Floors

Heat - Gas

Dock - None

Appl - Dishwasher

Int - Cable Modem

Heat - Zoned

Boathse - None

Appl - Garbage Disposal

Int - Trey Ceilings

Cool - Ceiling Fans

Appl - Gas Ovn/Rng/Ctop

Int - Walk-In Closet(s)

Cool - Central Electric

Appl - Microwave

Ext - Deck

Cool - Zoned

Appl - Smoke/Fire Alarm

Ext - Garden Area

Enrgy - High Eff System

Appl - Sec System Owned

Ext - Patio

Enrgy - Other

Appl - Gas Water Heater

Hcap - None

Water - Public Water

Int - 10 ft+ Ceil Main

Fplc - Gas Starter

Sewer - Pub Swr Connectd

**Legal, Financial & Tax Information**

Tax ID: [17-0096-0006-051](#)

LandLot: 96

District: 17

Section/GMD: --

Lot: 2

Block: --

Plat Book/Page: 0/0

Deed Book/Page: 43668/361

Tax/Tax Yr: \$0/2007

Special: None

Owner Finance: N

Owner Second:

Assumable: No

CPHB:

Annl Master Assoc Fee Desc: \$0

Assessment Due/Contemplated:

Swim/Tennis: \$0 / None

Annl Assoc Fee: \$0 / None

Initiation Fee: \$

HOA Phone:

Mgmt Co:

Mgmt Phone:

Mgmt Email:

**Office Information**

Owner Name:

Owner Phone:

Show Inst: Appointment Only, No Lockbox

Agent License#: 170708

Selling Commission: 3.0

VRC: No

List Agent ID: VOLLMARZ

Agent: [WENDY L ZOLLER](#)

Phone/Fax: 404-277-0747 / 404-581-5825

Co-List Agent ID:

Co-Agent:

Phone/Fax: /

Firm License#: H-57502

Phone/Fax: # 404-237-5000 / 404-237-5001

Office: [ATLANTA FINE HOMES SOTHEBYS](#)

Selling Agent/Broker may present offers directly to Seller?: N

[Archive Report](#)

[INTL](#)

List Date: 8/15/2008

Days to Exp:

WD Date:

WD DOM:

Exp Date: 12/31/2008

Exp DOM: 138

**Sold Information**

Sale Price: \$

Due Diligence Ends:

Closing Date:

Binding Agreement Date:

Original List Price: \$ 1,550,000

Prop Closing Date:

DOM:

Total DOM: 0

SP/OLP %: 0%

Costs Paid by Seller:

Terms:

Sell Agent ID:

Sell Agent:

Sell Office:

Tue, Oct 20, 2009 09:31 PM

The accuracy of all information, regardless of source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. © 2002-2009 FMLS

Requested By: [HARVEY D SHARPE](#)



**Residential Detached**

#:3882599

Withdrawn Broker: ATFH01

\$ 1,295,000

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[FMLS Neighborhoods](#)

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Style: European, Traditional

Middle: SUTTON

Total

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4

2

High: NORTH ATLANTA

Directions: Roswell Road to Powers Ferry to Lake Forrest Drive.

**Public Remarks**

SHORT SALE OPPORTUNITY - BANK APPROVAL REQUIRED. Breathtaking Stone Manor overlooking Chastain Park! Magnificent scale and detail! Architect Brian Bethea Smith design. Exquisite finishes and detail throughout. Open Gourmet Kitchen.

**Private/Confidential Remarks**

Please call agent for more detail and easy showing appointment 404-606-6062. Owner is a licensed Real Estate Broker.

**Features**

Bedroom: Other, Sitting Room

Master Bath: Double Vanity, Garden Tub, Sep Tub/Shower, Vaulted Ceilings

Kitchen: Breakfast Area, Cabinets Other, Island, Pantry - Walk-in, Counter Top - Stone

Dining: Separate Dng Rm

Setting: Golf

Const: Stone

House Faces: Unknown

Tennis on Prop: No

Pool: None

Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level

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Assessment Due/Contemplated:

Swim/Tennis: \$0 / None

Annl Assoc Fee: \$0 / None

Initiation Fee: \$0

HOA Phone: 0

Mgmt Co: --

Mgmt Phone: --

Mgmt Email: --

**Office Information**

Owner Name: CALL AGENT: SIDNEY WALKER

Owner Phone: 404-606-6062

Show Inst: Appointment Only, No Lockbox

Agent License#: 170708

Selling Commission: 3.0

VRC: No

List Agent ID: VOLLMARZ

Agent: [WENDY L ZOLLER](#)

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Sell Agent:

Sell Office:

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