



Residential Detached

#:3833433 Expired Broker: PRAY01 Area: 51 Map: 999a9
 3016 Cravenridge Dr NE FMLS Neighborhoods Media: 3 Documents:
 City: ATLANTA State: GEORGIA County: DEKALB Zip: 30319-2926
 Subdivision: Ashford Park Yr Built: 2008 Age Desc: New/Under Construction
 Lvl's Brdms Baths Hlf Bth Lake: NONE Waterfront: 0
 Upper 3 2 0 Stories: 2 Elem: ASHFORD PARK
 Main 1 1 0 Stories
 Lower 0 0 0 Style: Middle: CHAMBLEE
 Total 4 3 0 Traditional High: CHAMBLEE
 Directions: P'tree Industrial/P'tree to Redding Rd (you can only turn one way depending on your direction), go under train tressel to Caldwell, TL, Cravenridge, TR, home on R, unfinished constrctn

Public Remarks

FORECLOSURE-BANK OWNED-Incredible opportunity in prized Ashford Park. Builder foreclosed on partially completed luxury home. Home approx. 2/3's complete. 3 estimates= 155k to completely refinish property excl. basement. 4 beds/3 baths, full, stubbed basement, 2 car garage, deck, patio, porch. HURRY

Private/Confidential Remarks

FORECLOSURE - NO TERMITE OR DISCLOSURE LETTER - Purchase instructions required with ALL offers. *Commissions paid less Seller's concessions.

Features

Bedroom: Bdrm On Main Lev Master Bath: Double Vanity, Sep Tub/Shower, Other
 Kitchen: Other Dining: Separate Dng Rm Setting: Other
 Const: Stone, Stucco - Unknown House Faces: North Tennis on Prop: No Pool: None
 Parking: 2 Car Garage Road: Paved # FP: 1
 Rooms: Other
 Basement: Bath/Stubbed, Daylight, Exterior Entry, Full Home Warranty: No
 Lot Size: Under 1/3 Acre Lot Desc: City View, Private Backyard, Sloped Lot Dimensions: .27 acres
 Green Building Certification: HERS Index:

Other Descriptive Information

Nbrhd - Cable Tv Avail Int - DSL Available Hcap - None Laundry - Upstairs
 Nbrhd - Park Int - Entrance Foyer Fplc - Gas Starter Dock - None
 Nbrhd - Playground Int - His & Her Closets Heat - Other Boathse - None
 Nbrhd - Sidewalk Int - Walk-In Closet(s) Cool - Other
 Nbrhd - Street Lights Ext - Deck Engry - Other
 Appl - Other Ext - Front Porch Water - Public Water
 Int - Cable Modem Ext - Patio Sewer - Pub Swr Connectd

Legal, Financial & Tax Information

Tax ID: 18-0272-10-007 LandLot: 272 District: 18 Section/GMD: 0 Lot: 9 Block: G
 Plat Book/Page: 0/0 Deed Book/Page: 0/0 Tax/Tax Yr: \$3994/2008
 Special: Corporate Owner, Foreclosure Owner Finance: N Owner Second: No Assumable: No
 CPHB: Annl Master Assoc Fee Desc: \$0 Assessment Due/Contemplated:
 Swim/Tennis: \$ / None Annl Assoc Fee: \$0 / None Initiation Fee: \$0 HOA Phone: n/a
 Mgmt Co: Mgmt Phone: Mgmt Email:

Office Information

Owner Name: see agent Owner Phone: call agent Show Inst: Anytime Access, Lockbox, Vacant
 Agent License#: 319339 Selling Commission: 2.5* VRC: Yes
 List Agent ID: MARKWILL Agent: MARK WILLIAMS Phone/Fax: 404-702-7116 / 404-920-2690
 Co-List Agent ID: Co-Agent: Phone/Fax: /
 Firm License#: H-45737 Phone/Fax: # 770-475-1130 / 770-343-9529
 Office: SOLID SOURCE REALTY INC. Selling Agent/Broker may present offers directly to Seller?: N Archive Report
 List Date: 12/22/2008 Days to Exp: WD Date: WD DOM: Exp Date: 5/23/2009 Exp DOM: 152

Sold Information

Sale Price: \$ Due Diligence Ends: Closing Date: Binding Agreement Date:
 Original List Price: \$ 416,000 Prop Closing Date: DOM: Total DOM: 0
 SP/OLP %: 0% Costs Paid by Seller: Terms:
 Sell Agent ID: Sell Agent: Sell Office:

Wed, Sep 30, 2009 08:52 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

#:3952204

Withdrawn

Broker: PRAY01

\$ 365,000

[3016 Cravenridge Dr NE](#)

[FMLS Neighborhoods](#)

Area: 51

Map: 999a9

Media: 10 Documents:

City: ATLANTA

State: GEORGIA

County: DEKALB

Zip: 30319-2926

Subdivision: Ashford Park

Yr Built: 2008

Age Desc: New/Under Construction

| Lvis | Bdrms | Baths | Hlf Bth |
|-------|-------|-------|---------|
| Upper | 3 | 2 | 0 |
| Main | 1 | 1 | 0 |
| Lower | 0 | 0 | 0 |
| Total | 4 | 3 | 0 |

Lake: NONE

Waterfront: 0

Stories: 2

Elem: ASHFORD

Style: PARK

Middle: CHAMBLEE

Traditional

High: CHAMBLEE

Directions: P'tree Industrial/P'tree to Redding Rd (you can only turn one way depending on your direction), go under train tressel to Caldwell, TL, Cravenridge, TR, home on R, unfinished constrctn

Public Remarks

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Private/Confidential Remarks

FORECLOSURE - NO TERMITE OR DISCLOSURE LETTER-Purchase instructions required with ALL offers. *Commissions paid on net and subject to change prior to closing. Selling broker paid 1% if agent not present initially

Features

Bedroom: Bdrm On Main Lev

Kitchen: Other

Const: Stone, Stucco - Unknown

Parking: 2 Car Garage

Rooms: Other

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

Lot Size: Under 1/3 Acre

Green Building Certification:

Other Descriptive Information

Nbrhd - Cable Tv Avail

Nbrhd - Park

Nbrhd - Playground

Nbrhd - Sidewalk

Nbrhd - Street Lights

Appl - Other

Int - Cable Modem

Int - DSL Available

Int - Entrance Foyer

Int - His & Her Closets

Int - Walk-In Closet(s)

Ext - Deck

Ext - Front Porch

Ext - Patio

Master Bath: Double Vanity, Sep Tub/Shower, Other

Dining: Separate Dng Rm

Tennis on Prop: No

Road: Paved

Setting: Other

Pool: None

FP: 1

Home Warranty: No

Lot Dimensions: .27 acres

HERS Index:

Legal, Financial & Tax Information

Tax ID: [18-0272-10-007](#)

Plat Book/Page: 0/0

Special: Corporate Owner, Foreclosure

CPHB:

Swim/Tennis: \$ / None

Mgmt Co:

LandLot: 272

Deed Book/Page: 0/0

Owner Finance: N

Annl Master Assoc Fee Desc: \$0

Annl Assoc Fee: \$0 / None

Mgmt Phone:

District: 18

Fpplc - Gas Starter

Heat - Other

Cool - Other

Engry - Other

Water - Public Water

Sewer - Pub Swr Connectd

Section/GMD: 0

Tax/Tax Yr: \$3994/2008

Owner Second: No

Assessment Due/Contemplated: No

HOA Phone: n/a

Mgmt Email:

Lot: 9

Assumable: No

Block: G

Office Information

Owner Name: see agent

Agent License#: 319339

List Agent ID: MARKWILL

Co-List Agent ID:

Firm License#: H-45737

Office: [SOLID SOURCE REALTY INC.](#)

List Date: 8/18/2009 Days to Exp: 44

Owner Phone: call agent

Selling Commission: 2.5

Agent: [MARK WILLIAMS](#)

Co-Agent:

Phone/Fax: # 770-475-1130 / 770-343-9529

Selling Agent/Broker may present offers directly to Seller?: N [Archive Report](#)

WD Date: 9/30/2009 WD DOM: 43

Show Inst: Anytime Access, Lockbox, Vacant

VRC: Yes

Phone/Fax: 404-702-7116 / 404-920-2690

Phone/Fax: /

Exp Date: 11/13/2009 Exp DOM:

Sold Information

Sale Price: \$

Original List Price: \$ 365,000

SP/OLP %: 0%

Sell Agent ID:

Due Diligence Ends:

Prop Closing Date:

Costs Paid by Seller:

Sell Agent:

Closing Date:

Terms:

Binding Agreement Date:

Sell Office:

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Requested By: [HARVEY D SHARPE](#)