

# I am moving to the mountains! *Do you know someone who may want to buy my home?*

My Custom In-Town Atlanta Home is For Sale. (October-\$1,000 for the buyer referral. For details, call or email prior to visit.)



Custom architect-design is exceptionally comfortable, spacious and functional.

Features gracious foyer, living room, dining room, 4 bedrooms, 4 full baths, 11 closets include 3 walk-in closets, 4 decks. Bedrooms easily adapt to home offices. Den and second kitchen on ground floor permits use as an in-law suite or legal apartment with separate deck and side entrance. Lovely, landscape architect-designed yard is virtually maintenance-free.

## Exceptional value!

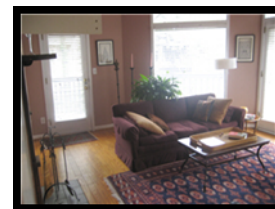
- \$435,000
- 2 ½ story, plus basement
- 220 feet of street frontage
- Shaded Lot

## Rooms:

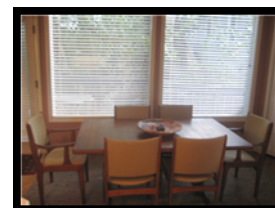
- Gracious foyer
- Living room
- Dining room
- Main floor kitchen
- Ground floor kitchen
- Ground floor den
- 4 bedrooms
- 4 full baths
- Laundry room
- 11 closets include 3 walk-in closets
- Ground floor anteroom
- 4 decks
- Real fireplace

## Other features:

- Lake Claire Neighborhood
- Full of natural light
- Flexible design allows many uses
- Bedrooms easily adapt to home office
- Perfect for entertaining
- Secluded bedrooms and decks provide quiet privacy.
- In-law suite rental option, on ground floor, is legally approved by the City
- Ground floor separate meter, furnace/AC
- Hardiplank siding is virtually maintenance free
- Energy efficient
- Huge basement storage beneath, for tools, sports and maintenance equipment
- Architect-designed custom home
- Clean contemporary design
- Landscape architect-designed low-maintenance grounds
- Quiet, safe street
- Excellent public schools
- Walk to MARTA in 12 minutes
- Walk to park with dog area, playground and tennis courts in 5 minutes
- Walk to large brand-new community pool in 3 minutes



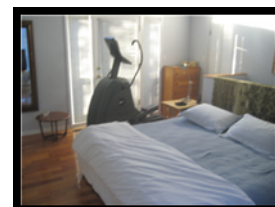
Living Room



Dining Room



Ground Floor Den/Apt



Upstairs Master Suite