

Agent Full



MLS System - FMLS

**\$94,900**  
**Active**

**Land**  
**MLS #:** 7467891  
**2812 SYLVAN Road, #3/20**  
**City:** Atlanta  
**County:** Fulton - GA  
**Subdivision:** none  
**Subtype:** Other

**Availability:** No conditions  
**Broker:** [CBRB02](#)  
**State:** Georgia, 30344-3720  
**Lake:** None  
**House on Property:** No

**SCHOOLS**

**Elem:** Hapeville  
**Middle:** Paul D. West  
**High:** Tri-Cities

**Acres/Source:** 0.3510 / Public Records **Price/Acre:** \$270,370 (Value based on full acre)  
**Current Zoning:** R3 **Current Classification:** Undeveloped/Zoned Residential  
**Current Use:** Other **Possible Use:** Commercial, Multi-Family, Residential  
**Restrictions/Requirements:** None

**Directions:** 85 South to Cleveland Ave-Make Right onto Cleveland Ave-Left onto Sylvan Rd

**Public:** Discover an excellent opportunity to own a charming piece of Hapeville, GA, with this .35-acre lot located at 2812 Sylvan Road. This conveniently sized parcel is perfect for a variety of uses, whether you're planning to build your dream home or invest in a promising piece of real estate. Situated in a growing and vibrant community, this lot offers a fantastic blend of accessibility and potential. The location is strategically positioned with easy access to major roads, making commuting a breeze and placing you within reach of local amenities, parks, and schools. The lot's dimensions provide ample space for creative development while remaining manageable. The surrounding area features a mix of residential properties and local businesses, contributing to a welcoming and dynamic neighborhood atmosphere. Don't miss this chance to secure a piece of Hapeville's expanding landscape.

**Private:** Vacant Land, Sold As-Is no Sellers Disclosures. Title is now free and clear, quiet title action completed.

**FEATURES**

**Community:** None  
**Docs Avail:** None  
**Fencing:** None  
**Horse Amen:** None  
**Lot Features:** Other  
**Other Equip:** None  
**Other Struct:** None  
**Patio/Porch:** None  
**Road Front:** None

**Road Surface:** Asphalt  
**Security:** None  
**Timber:** None  
**Utilities:** None  
**Vegetation:** Cleared  
**View:** Other  
**Water Frntage:** None  
**Waterfront:** None  
**WF Ament:** None

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [14 01000002022](#) **District:** 0  
**Lot:** 3/20 **Section/GMD:** 0  
**Plat Book/Page:** 0/0 **Deed Book/Page:** 61044/317  
**Special Listing Conditions:** None **Special Circumstances:** Agent Related to Seller, Sold As/Is  
**Proposed Finance:** Conventional, Cash **Association Fee:** \$0  
**Legal Description:** 061044/000317

**Tax/Tax Year:** \$1,018 / 2023  
**Land/Lot:** 0 **Block:** 0  
**Lot Dim:** 15290  
**Swim/Tennis:** \$0

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 252138  
**Firm License#:** H-59730  
**Office:** [Coldwell Banker Realty](#)  
**Show Inst:** Anytime Access  
**Showing Consideration:** None  
**Buyer Brokerage Compensation:** 2.5%  
**Occupant Type:**  
**Lockbox:** None  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 10/07/2024  
**Exp Date:** 07/10/2025

**Dual or Variable Commission:** No  
**Possession:** Close of Escrow

**Contact:** Guy Banks  
**On-Market Date:** 10/07/2024  
**Days to Exp:** 276

**Phone/Cell:** 678-772-4096/678-772-4096  
**Phone/Cell:** 404-913-5148/404-913-5148  
**Phone/Fax:** 404-262-1234/404-262-1658  
**Email:** [guy.banks@coldwellbankeratlanta.com](mailto:guy.banks@coldwellbankeratlanta.com)

**Contact Phone:** 678-772-4096  
**Original List Price:** \$94,900 **Act DOM:** 0

Monday, October 7, 2024

3:17 PM

Requested By: Edward Reid

Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS