

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

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	Road Surface: Asphalt
Docs Avail: None	Security: None
Fencing: None	Timber: None
Horse Amen: None	Utilities: None
Lot Features: Other	Vegetation: Cleared
Other Equip: None	View: Other
Other Struct: None	Water Frntage:
Patio/Porch:	Waterfront: None
Road Front: None	WF Ament:

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14 010000020222	PPIN #/APN: 14 -0100-0002-022-2	Tax/Tax Year: \$1,018 / 2023
Lot: 3/20	Section/GMD: 0	Land/Lot: 0
District: 0	Deed Book/Page: 61044/317	Block: 0
Plat Book/Page: 0/0	Special Circumstances: Agent Related to Seller, Sold As/Is	Lot Dim: 15290
Special Listing Conditions: None	Association Fee: \$0	Swim/Tennis: \$0
Proposed Finance: Conventional, Cash		
Legal Description: 061044/000317		

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 252138	Agent: Guy Banks	Phone/Cell: 678-772-4096/678-772-4096
Firm License#: H-59730	Co-Agent: Leonard Remy	Phone/Cell: 404-913-5148/404-913-5148
Office: Coldwell Banker Realty		Phone/Fax: 404-262-1234/404-262-1658
Show Inst: Anytime Access		Email: guy.banks@coldwellbankeratlanta.com
Showing Consideration: None		
Buyer Brokerage Compensation: 2.5%	Dual or Variable Commission: No	
Occupant Type:	Possession: Close of Escrow	
Lockbox: None		
BuyBrk Present Offer to Seller: No	Contact: Guy Banks	Contact Phone: 678-772-4096
Listing Contract Date: 10/07/2024	On-Market Date: 10/07/2024	Original List Price: \$94,900
Exp Date: 07/10/2025	Days to Exp: 276	Act DOM: 0

Monday, October 7, 2024 3:17 PM

Requested By: Edward Reid

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