

Agent Full

List Price: \$253,900  
 Sales Price: \$244,000 CC: \$5,000  
 Closed



**Residential** - Detached  
**FMLS #:** 6791200

**2862 PALM Drive**

**City:** Atlanta

**County:** Fulton

**Subd/Comp:** Sylvan Terrace Subdivision

**Lvls**   **Bdrms**   **Baths**   **Hlf Bth**

**Upper**   0   0   0

**Main**   3   2   1

**Lower**   0   0   0

**Total**   3   2   1

**Availability:** No conditions

**Area:** 31

**Unit #:**

**State:** Georgia, 30344-3764

**Lake:** None

**SCHOOLS**

**Elem:** Hutchinson

**Middle:** Paul D. West

**High:** Tri-Cities

**Bus Rte:** Y

**Bus Rte:** Y

**Bus Rte:** Y

**Subtype:** Single Family Residence

**Levels/Stories:** 1

**Year Built:** 1951

**Acres/SOURCE:** 0.1920 / Public Records

**Const:** Cement Siding

**Arch Style:** Ranch

**Condition:** Updated/Remodeled

**Sq Ft/Source:** 1,472 / Owner

**Above Grade Finished Area:**

**Below Grade Finished Area:**

**Below Grade Unfinished Area:**

**Foundation:**

**Directions:** PLEASE USE GOOGLE MAPS

**Public:** WAIT NO MORE!! THIS BRAND NEW REMODELED HOME NESTLE IN THE HEART OF EAST POINT JUST MINUTES FROM THE AIRPORT, DOWNTOWN, TYLER PERRY STUDIOS AND ALL THE OUTDOOR DINING TO INCLUDE DOWNTOWN EAST POINT AND HAPEVILLE . THIS 3 BEDROOM, 2.5 BATH HOME HAS AN OPEN LIVING SPACE AND IS MOVE IN READY. COMPLETE WITH ALL NEW MODERN FINISHES TO INCLUDE QUARTZ COUNTERS, APPLIANCES, SHAKER CABINETS AND LARGE ISLAND IN KITCHEN. MASTER BEDROOM FEATURES A ENSUITE BATHROOM. LARGE PRIVATE BACKYARD THIS IS TRULY CHARMING. THIS IS A MUST SEE. WILL NOT STAY ON MARKET LONG. LOCATION LOCATION .

**Private:** THANK YOU AGENTS FOR SHOWING HOME. SCHEDULE ALL SHOWINGS THRU SHOWTIME. SUPRA ON SITE. NO SELLER DISCLOSURES. PLEASE UPLOAD ALL OFFERS TO; docs+ogvfd2o4py7@uploads.remine.com

#### FEATURES

**Bedroom:** None  
**Master Bath:** Separate Tub/Shower  
**Kitchen:** Stone Counters, Kitchen Island, Eat-in Kitchen  
**Dining:** Open Concept  
**Laundry:** Laundry Room  
**Rooms:** Family Room

**Accessibility:** None  
**Appliances:** Other  
**Basement:** Crawl Space  
**Community:** None  
**Cooling:** Central Air  
**Dock:**  
**Electric:** 220 Volts  
**Exterior:** Private Front Entry  
**Fencing:** Back Yard  
**Fireplace #:** 0  
**Fireplace:** None  
**Flooring:** Hardwood, Ceramic Tile  
**Grn Bld Cert:**  
**Grn Efficiency:** HVAC, Thermostat, Windows  
**Grn Gen:** None  
  
**Heating:** Central  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Walk-In Closet(s)

**Lot Features:** Back Yard, Front Yard, Sloped  
**Other Equip:** None  
**Other Struct:** None  
**Parking Feat:** Driveway  
**Parking**   **Carports:**   **Garages:**   **Parking:** 0  
**Patio/Porch:** Front Porch  
**Pool Features:** None  
**Pool Private:**  
**Road Front:** None  
**Road Surface:** Asphalt  
**Roof:** Shingle  
**Security:** None  
**Sewer:** Public Sewer  
**Spa:** None  
**Utilities:** Cable Available, Electricity Available, Water Available, Phone Available  
  
**View:** City  
**Water Frntage:**  
**Water Source:** Public  
**Waterfront:**  
**Windows:** Insulated Windows

**Tax ID:** 14-0125-0007-014-5

**Land/Lot:** 0125   **District:** 14

**Plat Book/Page:** 12/142

**Listing Conditions:** None

**Association Fee:**

**Master Assoc Fee:** \$0

**HOA Phone:**

**Owner Finance:** No

**Tax/Tax Year:** \$1,283 / 2019

**Section/GMD:** C

**Deed Book/Page:** 60073/230

**Special Circumstances:** Investor Owned, No disclosures from Seller

**Swim/Tennis:** \$0

**Home Warranty:** Yes

**HOA Rent Restriction:** No

**Owner 2nd:** No

#### LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

**Agent License#:** 395512

**Firm License#:** H-65080

**Office:** Maximum One Realtor Partners (HOUZ03)

**Show Inst:** Anytime Access, See Remarks, Text Listing Agent

**Buyer Agency Compensation:** 3%

**VRC:** No

**SB present offers direct to Seller:** Yes

**Listing Contract Date:** 10/04/2020

**Agent:** Nicole Donaldson Hunter

**Co-Agent:**

**Land Lease:** No

**Lot:** 14

**Block:** c

**Lot Dim:** 8400

**Initiation Fee:**

**Assessment Due/Contemplated:** No

**Assumable:** No

**Phone/Cell:** 678-592-3539/678-592-3539

**Phone/Cell:**

**Phone/Fax:** 678-400-2618/678-782-5070

**Email:** unitedrealestate@ureig.net

**Occupant Type:**

**Contact Phone:** 678-592-3539

**Original List Price:** \$258,900

#### SOLD INFORMATION

**Binding Agremnt Date:** 11/19/2020

**Sell Agent:** David Campbell

**Prop Closing Date:** 12/21/2020

**Co-Sell Agent:**

**DOM:** 37

**Total DOM:** 82

**Sell Office Code:** KWIT01

**Sell Company:** [Keller Williams Realty Intown ATL](#)  
**Closing Date:** 12/24/2020    **Sale Price:** \$244,000

**Costs Paid by Seller:** \$5,000

**SP/OLP %:** 94%

**Terms:** FHA

**Wednesday, April 21, 2021**    **9:31 AM**

**Requested By:** Rashad Jones Jennings

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Agent Full

List Price: \$209,900  
 Sales Price: \$206,000 CC: \$9,963  
 Closed

**Residential** - Detached

FMLS #: 6754134

[2782 Harlan Drive](#)

City: Atlanta

County: Fulton

Subd/Comp: Sylvan Terrace

Lvls Bdrms Baths Hlf Bth

Upper	0	0	0
Main	3	2	0
Lower	0	0	0
Total	3	2	0

Elem: Parklane

Middle: Paul D. West

High: Tri-Cities

**SCHOOLS**

Bus Rte: Y

Bus Rte: Y

Bus Rte: Y

**Condition:** Resale**Sq Ft/Source:** 1,232 / Owner**Above Grade Finished Area:****Below Grade Finished Area:****Below Grade Unfinished Area:****Foundation:****Subtype:** Single Family Residence**Levels/Stories:** 1**Year Built:** 1945**Acres/Source:** 0.1610 / Public Records**Const:** Cement Siding**Arch Style:** Bungalow**Directions:** use GPS

**Public:** Carefully renovated inside out to provide you with a modern, aesthetiicall loopy pleasing, and cozy home to return to. Walk into the open living space with vaulted ceiling, you instantly get the feeling of a high end home. Recess lights ,luxury vinyl throughout, kitchen with island, and black stainless steel appliances. Fenced yard for your privacy, new electrical, plumbing and hvac systems. You will be glad with your investment in this home. Bonus , you will have free 6 months of ADT security system. All you need to do is MOVE in. Don't let this go away.

**Private:** No sellers disclosure. vacant, on supra, schedule in showingtime. text ola 3472168513. ALARM CODE is 9990

**FEATURES****Bedroom:** Master on Main**Master Bath:** None**Kitchen:** None**Dining:** None**Laundry:** None**Rooms:** Living Room**Accessibility:** None**Appliances:** Dishwasher, Disposal, Electric Range, Electric Water Heater, Refrigerator**Basement:** None**Community:** None**Cooling:** Heat Pump**Dock:** None**Electric:** None**Exterior:** Balcony**Fencing:** None**Fireplace #:** 0**Fireplace:** None**Flooring:** None**Grn Bld Cert:****Grn Efficiency:** None**Grn Gen:** None**Heating:** Electric, Heat Pump**HERS Index:****Horse Amen:** None**Interior:** Walk-In Closet(s)**Lot Features:** Back Yard**Other Equip:** None**Other Struct:** None**Parking Feat:** None**Parking****Patio/Porch:** None**Pool Features:** None**Pool Private:****Road Front:** None**Road Surface:** None**Roof:** Shingle**Security:** None**Sewer:** Public Sewer**Spa:** None**Utilities:** None**View:** City**Water Frntage:** 0**Water Source:** Public**Waterfront:** None**Windows:** None**Tax ID:** [14-0125-0005-031-1](#)**CPHB:** None**Land/Lot:** 0 **District:** 0**Plat Book/Page:** 59874/249**Listing Conditions:** None**Association Fee:** \$0**Master Assoc Fee:** \$0**HOA Phone:****Owner Finance:** No**LEGAL | FINANCIAL | TAX INFORMATION****Tax/Tax Year:** \$753 / 2018**Land Lease:** No**Section/GMD:** 0**Deed Book/Page:****Special Circumstances:** None**Swim/Tennis:** \$0**Home Warranty:** No**HOA Rent Restriction:** No**Owner 2nd:** No**Lot:** 0**Block:** 0**Lot Dim:** 0**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS****Agent:** [Ola Osunneye](#)**Co-Agent:****Phone/Cell:** 347-216-8513/347-216-8513**Phone/Cell:****Phone/Fax:** 404-843-2500/678-581-8001**Email:** [ola.osunneye@metrobrokers.com](mailto:ola.osunneye@metrobrokers.com)**Occupant Type:****Contact Phone:** 347-216-8513**Original List Price:** \$209,900**Agent License#:** 374910**Firm License#:** H-6179**Office:** [BHGRE Metro Brokers](#) (MTBR08)**Show Inst:** Anytime Access, Security System, Showing Service ShowingTime, Text Listing Agent, Va**Buyer Agency Compensation:** 3% **VRC:** No**Lockbox:** None**Contact:** 3472168513**On-Market Date:** 07/17/2020**SOLD INFORMATION****Binding Agremnt Date:** 07/29/2020**Sell Agent:** [Latania McKenzie](#)**Sell Company:** [Coldwell Banker Realty](#)**Closing Date:** 09/11/2020 **Sale Price:** \$206,000**Costs Paid by Seller:** \$9,963**DOM:** 11**Total DOM:** 11**Sell Office Code:** CBR08**SP/OLP %:** 98%**Terms:** Conventional

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## Agent Full

List Price: \$190,000  
 Sales Price: \$190,000 CC: \$3,800  
 Closed



**Residential** - Detached  
**FMLS #:** 6752808  
**2812 Harlan Drive**  
**City:** East Point  
**County:** Fulton  
**Subd/Comp:** Sylvan Terrace

**Lvls**   **Bdrms**   **Baths**   **Hlf Bth**  
**Upper**   0   0   0  
**Main**   3   2   0  
**Lower**   0   0   0  
**Total**   3   2   0

**Availability:** No conditions  
**Area:** 33  
**State:** Georgia, 30344-3704  
**Lake:** None

**Unit #:**

**Subtype:** Single Family Residence  
**Levels/Stories:** 1  
**Year Built:** 1940  
**Acres/SOURCE:** 0.1864 / Public Records  
**Const:** Other  
**Arch Style:** Ranch

**Condition:** Resale  
**Sq Ft/Source:** 1,286 / Appraiser  
**Above Grade Finished Area:**  
**Below Grade Finished Area:**  
**Below Grade Unfinished Area:**  
**Foundation:**

**Directions:** Google For Best Directions

**Public:** Completely renovated inside and out. Original hardwoods remain. Hottest and fastest selling prime East Point transitioning location. And its definitely walkable distance to public transportation. Easy, quick access to highways within 1.5 miles Atlanta airport, I-75; I-85, 285, shopping, restaurants, entertainment. 2 miles from Porche plant,, Hapeville, Post Office, retail locations. 8 minutes to downtown Atlanta. NO HOA. Location, Location, Location + nice features - i.e. granite counter top, tile showers, recessed lighting, new deck, total electric

**Private:** New appliances will be delivered on or before closing - range, dishwasher, and microwave. No sellers disclosure. Lead Based Paint loaded in docs. May schedule in showingtime.

## FEATURES

**Bedroom:** Master on Main, Oversized Master, Split Bedroom Plan  
**Master Bath:** Double Vanity, Shower Only  
**Kitchen:** Cabinets White, Eat-in Kitchen, Solid Surface Counters, View to Family Room  
**Dining:** Other  
**Laundry:** In Hall  
**Rooms:** Living Room

**Accessibility:** None  
**Appliances:** Dishwasher, Electric Range, Electric Water Heater  
**Basement:** Crawl Space  
**Community:** Near Marta, Near Schools, Near Shopping  
**Cooling:** Ceiling Fan(s), Central Air  
**Dock:**  
**Electric:** 110 Volts, 220 Volts  
**Exterior:** Private Front Entry, Private Rear Entry  
**Fencing:** Chain Link  
**Fireplace #:** 0  
**Fireplace:** None  
**Flooring:** Ceramic Tile, Hardwood  
**Grn Bid Cert:**  
**Grn Efficiency:** Lighting  
**Grn Gen:** None  
**Heating:** Central, Electric  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** Disappearing Attic Stairs, Double Vanity, Walk-In Closet(s)

**Lot Features:** Back Yard, Front Yard, Private, Sloped  
**Other Equip:** None  
**Other Struct:** None  
**Parking Feat:** Driveway  
**Parking:** **Carports:**      **Garages:**      **Parking:** 3  
**Patio/Porch:** Deck  
**Pool Features:** None  
**Pool Private:**  
**Road Front:** None  
**Road Surface:** Asphalt  
**Roof:** Composition  
**Security:** Security System Owned, Smoke Detector(s)  
**Sewer:** Public Sewer  
**Spa:** None  
**Utilities:** Cable Available, Electricity Available, Sewer Available, Water Available  
**View:** City  
**Water Frntage:**  
**Water Source:** Public  
**Waterfront:**  
**Windows:** Insulated Windows

## LEGAL | FINANCIAL | TAX INFORMATION

**Tax ID:** 14-0125-0006-035-1  
**Land/Lot:** 0      **District:** 0  
**Plat Book/Page:** 36/36  
**Listing Conditions:** None  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**HOA Phone:**  
**Owner Finance:** No

**Tax/Tax Year:** \$297 / 2019  
**Section/GMD:** 0  
**Deed Book/Page:** 60744/4  
**Special Circumstances:** Investor Owned  
**Swim/Tennis:** \$0  
**Home Warranty:** No  
**HOA Rent Restriction:** No  
**Owner 2nd:** No

**Land Lease:** No  
**Lot:** 0      **Block:** 0  
**Lot Dim:** x  
**Initiation Fee:**  
**Assessment Due/Contemplated:** No  
**Assumable:** No

## LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

**Agent License#:** 295742  
**Firm License#:** H-61719  
**Office:** [Webb Solar Realty, LLC.](#) (WEBB01)  
**Show Inst:** See Remarks, Text Listing Agent  
**Buyer Agency Compensation:** 3%      **VRC:** No  
**SB present offers direct to Seller:** No  
**Listing Contract Date:** 07/15/2020

**Agent:** [Marion Webb](#)  
**Co-Agent:**  
**Lockbox:** Supra  
**Contact:** Marion Webb  
**On-Market Date:** 07/15/2020

**Phone/Cell:** 770-572-4303/770-572-4303  
**Phone/Cell:**  
**Phone/Fax:** 678-489-3485/770-406-2351  
**Email:** [marion@webbsolar.com](mailto:marion@webbsolar.com)  
**Occupant Type:**  
**Contact Phone:** 770-572-4303  
**Original List Price:** \$190,000

## SOLD INFORMATION

**Binding Agremnt Date:** 08/24/2020

**Prop Closing Date:** 10/12/2020

**DOM:** 40

**Total DOM:** 40

**Sell Office Code:** EXPR01

**Sell Agent:** [Jessica Tines](#)

**Sell Company:** [EXP Realty, LLC.](#)

**Closing Date:** 09/29/2020      **Sale Price:** \$190,000

**Costs Paid by Seller:** \$3,800

**SP/OLP %:** 100%

**Terms:** Conventional

**Wednesday, April 21, 2021**

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