

Residential Detached

\$ 399,000 *



#:3849895 **Active** **Broker:** ECOS01 **Area:** 23 **Map:** 836a9
546 Edgewood Ave SE **Media:** 5 PPVT **Documents:**
City: ATLANTA **State:** GEORGIA **County:** FULTON **Zip:** 30312-1937
Subdivision: Old Fourth Ward **Yr Built:** 2009 **Age Desc:** New/Under Construction
Lvls **Bdrms** **Baths** **Hlf Bth** **Lake:** NONE **Waterfront:**
Upper 2 2 0 **Stories:** 2 Or + Stories **Elem:** RANDOLPH
Main 0 0 1 **Style:** **Middle:** BEAR
Lower 1 1 1 **Traditional** **High:** BANNEKER
Total 3 3 2
Directions: I-75/85 exit Freedom Pkwy. Right on Boulevard, left on Edgwood Avenue SE, east to corner of Edgewood and Howell St., NE. Property is one block east of MLK Center.

Public Remarks

Short sale contingent upon lender approval. Live/work ecohome in Old Fourth Ward. Bldg. certified LEED Platinum Cert. Zoned C2 com./resd. Green roof w/ city view. Very energy efficient design/build. Rainwater harvesting. Next to bike path. Walkable area. Save water + electricity + gas!

Features

Bedroom: Split Bdrm Plan, Other **Master Bath:** Tub/Shower Combo
Kitchen: Breakfast Bar, Counter Top - Other, Pantry, View To Fmly Rm **Dining:** Dining/Great Rm **Setting:** Other
Const: Brick 4 Sides **House Faces:** South **Tennis on Prop:** No **Pool:** None
Parking: 1 Car Carport **Road:** Paved, Public Maintain **# FP:** 0
Rooms: Great Room, Library/Office, Other **Home Warranty:** Negotiable
Basement: Slab/None **Lot Size:** Under 1/3 Acre **Lot Desc:** City View, Corner, Level, Level Driveway **Lot Dimensions:** 29X40
Green Building Certification: EarthCraft Home, Energy Star™ Home, LEED for Homes **HERS Index:** 55

Other Descriptive Information

Nbrhd - Cable Tv Avail	Appl - Tankless Water Heater	Ext - Prof Landscaping	Enrgy - Thermal Pane Wdws
Nbrhd - Park	Appl - Other	Ext - Other	Enrgy - Other
Nbrhd - Public Trans.	Int - 9 ft + Ceil Main	Hcap - None	Water - Other
Nbrhd - Restaurant	Int - 9 ft+ Ceil Upper	Fplc - None	Sewer - Pub Swr Connectd
Nbrhd - Sidewalk	Int - 9 ft + Ceil Lower	Heat - Electric	Laundry - Kitchen
Nbrhd - Street Lights	Int - Entrance Foyer	Heat - Other	Dock - None
Nbrhd - Other	Int - Pine Floor	Cool - Central Electric	
Appl - Dishwasher	Int - Walk-In Closet(s)	Cool - Zoned	
Appl - Elec Air Filter	Int - Other	Enrgy - Clock Thermostat	
Appl - Energy Star™ appliances	Ext - Deck	Enrgy - High Eff System	
Appl - Garbage Disposal	Ext - Garden Area	Enrgy - Extra Insulation	
Appl - Smoke/Fire Alarm	Ext - Irrigation System	Enrgy - Low Flow Toilet	

Legal, Financial & Tax Information

Tax ID: 14-0046-0012-204	LandLot: 46	District: 14	Section/GMD: 0	Lot: 204	Block: 0
Plat Book/Page: 33113/219	Deed Book/Page: 0/0	Tax/Tax Yr: \$244/2006	Sq Ft: 0	Sq Ft Source: Not Available	
Special: None	Owner Finance: N	Owner Second: No	Assumable: No		
CPHB:	Annl Master Assoc Fee Desc: \$0	Assessment Due/Contemplated: No			
Swim/Tennis: \$ /	Annl Assoc Fee: \$ / None	Initiation Fee: \$	HOA Phone:		
Mgmt Co:	Mgmt Phone:		Mgmt Email:		

Sold Information

Sale Price: \$	Due Diligence Ends:	Closing Date:	Binding Agreement Date:
Original List Price: \$ 489,000	Prop Closing Date:		
SP/OLP %: 0%	Costs Paid by Seller:	Terms:	
Sell Agent ID:	Sell Agent:	Lender Mediated:	Sell Office:

Fri, Jan 29, 2010 09:41 AM

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. © 2002-2010 FMLS

Requested By: **BURKE SISCO**