

Agent Full

\$315,000
Active

Residential - Detached
FMLS #: 6691740
624 Sunflower Drive
City: Canton
County: Cherokee
Subd/Comp: Park Village

Broker: [ATCM05](#)

Availability: No conditions
Area: 111
State: Georgia, 30114-7248
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	0	0	1
Lower	0	0	0
Total	4	2	1

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2006
Arch Style: Craftsman

Condition: Resale
Sq Ft/Source: 2,726 / Public Records
Acres/Source: 0.1600 / Public Records
Const: Cement Siding

Directions: I-575 to exit 20, East on Ballground Hwy 1 3/4 miles to Fate Conn Rd. Left, cross over 575. Park Village on Left. Turn Left, turn left onto Sunflower, 624 is on right after curve.

Public: Beautiful 4 bedroom 2.5bath home with a basement in sought after community! Hardwood entrance foyer leads to open dining and living room with a cozy fireplace. Upstairs are all 4 bedrooms and a loft with a separate porch, master is oversized with a small sitting area, and walk in closet. Close to shopping, movie theater, and downtown canton is just a few miles away!

Private: Please call or text Maggie at 678-772-3134 for any questions.

FEATURES

Bedroom: Oversized Master
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Pantry, Solid Surface Counters, View to Family Room
Dining: Butlers Pantry, Separate Dining Room
Laundry: Upper Floor
Rooms: Family Room, Living Room, Loft

Accessibility: None
Appliances: Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Appliances, Refrigerator, Gas Range, Microwave

Basement: Daylight, Exterior Entry, Full, Unfinished
Community: Clubhouse, Homeowners Assoc, Near Trails/Greenway, Playground, Pool, Street Lights

Cooling: Ceiling Fan(s), Central Air, Heat Pump

Dock: None

Electric: Other

Exterior: Balcony

Fencing: None

Fireplace #: 0

Fireplace: None

Flooring: Carpet, Hardwood, Vinyl

Grn Bld Cert: None

Grn Efficiency: None

Grn Gen: None

Heating: Electric, Heat Pump

HERS Index:

Horse Amen: None

Interior: High Ceilings 10 ft Main, High Ceilings 9 ft Lower, High Ceilings 9 ft Upper, Cathedral Ceiling(s), Double Vanity, Disappearing Attic Stairs, High Speed Internet, Low-Flow Fixtures, Walk-In Closet(s)

Lot Features: Back Yard, Landscaped

Other Equip: None

Other Struct: None

Parking Feat: Garage Door Opener, Driveway, Garage, Garage Faces Front, Kitchen Level, On Street

Parking: 2

Patio/Porch: Covered, Deck, Front Porch, Patio

Pool Features: None

Pool Private:

Road Front: None

Road Surface: Asphalt

Roof: Shingle

Security: Smoke Detector(s), Security System Owned

Sewer: Other

Spa: None

Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available

View: Mountain(s), Rural

Water Frntage: 0

Water Source: Public

Waterfront: None

Windows: Shutters, Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [14N21B-00000-048-000](#)

CPHB: None

Land/Lot: 0 **District:** 0

Plat Book/Page: 0/0

Listing Conditions: None

Association Fee: \$70 / Monthly

Master Assoc Fee: \$0

HOA Phone:

Owner Finance: No

Tax/Tax Year: \$2,969 / 2018

Section/GMD: 0

Deed Book/Page:

Special Circumstances: None

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#: 279204

Firm License#: H-61807

Office: [Atlanta Communities](#) (ATCM05)

Show Inst: Appointment Only

Selling Comm: 3%

SB present offers direct to Seller: No

Listing Contract Date: 06/01/2020

Agent: [Rick Steiner](#)

Co-Agent:

VRC: No

Lockbox: None

Contact: Text Agent

On-Market Date: 06/19/2020

Phone/Cell: 770-722-3112/770-722-3112

Phone/Cell:

Phone/Fax: 770-240-2005/770-240-5405

Email: steiner.rick@gmail.com

Dup FMLS#:

Contact Phone: 678-772-3143

Original List Price: \$318,000

Act DOM: 4

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-048-000
Property Address: 624 Sunflower Dr, Canton, GA 30114-7248
County: Cherokee
Subdivision: Park Village Pods F & I
Taxes: \$3,190
Tax Year: 2019
Year Built: 2006

Municipality:
Owner:
Market Value - Total: \$261,100
Market Value - Improvement: \$219,100
Market Value - Land: \$42,000

County District 14
Canterbury Jeffrey K

Bedrooms: **4**
Full Baths: **2**
Half Baths: **1**
Heat: **Heat Pump**
Water:
Sewer:

FP:
Stories: **2**
Building Sqft: **2,726**

Assessment Year: **2019**

Acres: **0.16**
Lot Sqft: **6,970**
Lot Depth:
Lot Width:
Parking: **Attached Garage**
Pool:

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

The accuracy of all information, regardless of its 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. Copyright 2020 FMLS



Residential - Detached
FMLS #: 6739261 **Broker:** MTBR28
117 Park Village Drive
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7232
Lake: None

Unit #:

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

SCHOOLS	
Elem: William G. Hasty, Sr.	Bus Rte:
Middle: Teasley	Bus Rte:
High: Cherokee	Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 1
Year Built: 2015
Arch Style: Ranch

Condition: Resale
Sq Ft/Source: 1,928 / Owner
Acres/Source: 0.1400 / Public Records
Const: Cement Siding

Directions: I-575 N to Exit 20. Stay Right at the exit onto Riverstone Pkwy and follow to Left onto Fate Conn. Turn Left on Stoney Hollow Rd, (Park Village entrance). Stay on Stoney Hollow to a Right onto Park Village Drive to home on Right.

Public: Hard to find, ranch with 3 bedrooms & 2 baths in Park Village. Open concept great for entertaining with large granite countertop kitchen island; s/s appliances; walk in pantry; cabinet with a dry bar & wine rack; & gas fireplace. Large master suite with step in shower; fenced backyard w/ concrete patio; covered seating area at the front. Short distance to the zero entry community pool, fitness facility, playground, covered picnic area and trails. Close to I-575, shopping, dining, medical facilities.

Private: Occupied, 2 hour notice to show required. Text L.A. Janken Daniels 706.633.9910. Please provide name and company in text.

FEATURES

Bedroom: Master on Main
Master Bath: Double Vanity, Shower Only
Kitchen: Breakfast Bar, Cabinets Stain, Stone Counters, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, Wine Rack
Dining: Open Concept
Laundry: In Hall, Laundry Room
Rooms: Living Room, Sun Room

Accessibility: None
Appliances: Dishwasher, Disposal, Refrigerator, Gas Range, Gas Water Heater, Microwave, Range Hood
Basement: None
Community: None
Cooling: Central Air
Dock: None
Electric: None
Exterior: Private Yard
Fencing: None
Fireplace #: 0
Fireplace: Factory Built, Gas Log, Living Room
Flooring: Carpet, Vinyl
Grn Bld Cert:
Grn Efficiency: None
Grn Gen: None
Heating: Central
HERS Index:
Horse Amen: None
Interior: Double Vanity, Entrance Foyer, Tray Ceiling(s), Walk-In Closet(s)

Lot Features: Back Yard, Level, Landscaped, Front Yard
Other Equip: None
Other Struct: None
Parking Feat: Garage
Parking: Carports: 2 **Garages:** 2 **Parking:** 4
Patio/Porch: None
Pool Features: None
Pool Private:
Road Front: None
Road Surface: None
Roof: Composition
Security: None
Sewer: Public Sewer
Spa: None
Utilities: None
View: Other
Water Frntage: 0
Water Source: Public
Waterfront: None
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-008-000
CPHB: None
Land/Lot: 245 **District:** 14
Plat Book/Page: 00/00
Listing Conditions: None
Association Fee: \$840 / Annually
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$410 / 2019
Section/GMD: 2
Deed Book/Page: 13594/253
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No

Land Lease: No
Lot: 8 **Block:** 0
Lot Dim: 0
Initiation Fee: \$1,000
Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 334321
Firm License#: H-6179
Office: BHGRE Metro Brokers (MTBR28)
Show Inst: Appointment Only, Call Listing Agent
Selling Comm: 3% **VRC:** No
SB present offers direct to Seller: No
Listing Contract Date: 06/17/2020

Agent: JANKEN DANIELS
Co-Agent:
Lockbox: Supra
Contact: Contact L.A.
On-Market Date: 06/17/2020

Phone/Cell: 706-946-3800/706-633-9910
Phone/Cell:
Phone/Fax: 706-946-3800/706-632-0486
Email: janken.daniels@metrobrokers.com
Dup FMLS#:
Contact Phone: 706-633-9910
Original List Price: \$290,000 **Act DOM:** 6

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-008-000		
Property Address:	117 Park Village Dr, Canton, GA 30114-7232		
County:	Cherokee	Municipality:	County District 14
Subdivision:	Park Village Ph 01	Owner:	Semenak Andrew F
Taxes:	\$399	Market Value - Total:	\$218,100
Tax Year:	2019	Market Value - Improvement:	\$176,100
Year Built:	2015	Market Value - Land:	\$42,000
		Assessment Year:	2019
Bedrooms:	3	Acres:	0.14
Full Baths:	2	Lot Sqft:	6,098
Half Baths:		Lot Depth:	
Heat:	Forced Air	Lot Width:	
	FP:		
	Stories:		
	Building Sqft:		
	1,928		

Water:
Sewer:

Parking: **Attached Garage**
Pool:

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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Residential - Detached
FMLS #: 6734598 **Broker:** RESU01
307 Stoney Hollow Road
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7245
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	0	0	1
Lower	0	0	0
Total	4	2	1

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2016
Arch Style: Traditional

SCHOOLS	
Elem: William G. Hasty, Sr.	Bus Rte: Y
Middle: Teasley	Bus Rte: Y
High: Cherokee	Bus Rte: Y

Condition: Resale
Sq Ft/Source: 1,623 / Public Records
Acres/Source: 0.1200 / Public Records
Const: Cement Siding, Stone

Directions: I-575 N to Exit 20 Riverstone Pkwy. Turn Right off exit. Left on Fate Conn Rd. First Left into Park Village S/D., Home on Right

Public: Fabulous 4 Bedroom 2.5 bath home located in sought after Park Village. Kitchen has granite counter tops and overlooks family room with inviting fireplace. Master Bedroom features tray ceiling and gorgeous en-suite with shiplap walls, double vanity w/painted cabinets & sep tub/shower. Large secondary bedrooms. Retreat to your hard to find, large/private backyard perfect for entertaining with swing set & fire-pit. Amenities include: Clubhouse with a zero entry pool, walking trails, playground, fitness center. Convenient to Hickory Log Reservoir - spend the day fishing, canoeing or kayaking. Minutes to shopping on Riverstone Pkwy and close to the NEW Northside Hospital Cherokee.

Private: Easy show. Please schedule through ShowingTime to get lockbox code.

FEATURES

Bedroom: Other
Master Bath: Double Vanity, Soaking Tub, Separate Tub/Shower
Kitchen: Breakfast Bar, Cabinets Stain, Solid Surface Counters, Eat-in Kitchen, Pantry, View to Family Room
Dining: Open Concept
Laundry: Laundry Room, Main Level
Rooms: Other

Accessibility: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave
Basement: None
Community: Clubhouse, Homeowners Assoc, Fitness Center, Playground, Pool, Sidewalks, Street Lights
Cooling: Ceiling Fan(s), Zoned
Dock: None
Electric: 220 Volts in Laundry
Exterior: Private Yard, Private Front Entry
Fencing: None
Fireplace #: 1
Fireplace: Blower Fan, Gas Log, Gas Starter, Living Room
Flooring: Carpet, Vinyl
Grn Bld Cert: None
Grn Efficiency: None
Grn Gen: None

Heating: Forced Air, Zoned
HERS Index:
Horse Amen: None
Interior: Double Vanity, Entrance Foyer, Tray Ceiling(s)

Lot Features: Back Yard, Landscaped, Private, Wooded, Front Yard
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage Door Opener, Garage, Garage Faces Front, Level Driveway, On Street
Parking: Carports: 2 Garages: 2 Parking:
Patio/Porch: Front Porch, Patio
Pool Features: None
Pool Private:
Road Front: None
Road Surface: Asphalt
Roof: Shingle
Security: Carbon Monoxide Detectors, Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
View: Other
Water Frntage: 0
Water Source: Public
Waterfront: None
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-013-000

CPHB: None

Land/Lot: 0 **District:** 14

Plat Book/Page: 0/0

Listing Conditions: None

Association Fee: \$70 / Monthly

Master Assoc Fee: \$0

HOA Phone:

Owner Finance: No

Tax/Tax Year: \$2,384 / 2019

Section/GMD: 2

Deed Book/Page: 12884/23

Special Circumstances: None

Swim/Tennis: \$0

Home Warranty: No

HOA Rent Restriction: Yes

Owner 2nd: No

Land Lease: No

Lot: 13

Block: 0

Lot Dim: x

Initiation Fee: \$1,000

Assessment Due/Contemplated: No

Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 362789

Firm License#: H-20371

Office: Century 21 Results (RESU01)

Show Inst: Appointment Only, Pet(s) on Premises, Showing Service ShowingTime

Selling Comm: 3%

VRC: No

Lockbox: Other

SB present offers direct to Seller: No

Contact: Crystal Deese

Listing Contract Date: 06/08/2020

On-Market Date: 06/08/2020

Phone/Cell: 770-855-4071/770-855-4071

Phone/Cell:

Phone/Fax: 770-889-6090/770-889-7742

Email: cdeese@youneedresults.com

Dup FMLS#:

Contact Phone: 770-855-4071

Original List Price: \$260,000

Act DOM: 15

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-013-000
Property Address: 307 Stoney Hollow Rd, Canton, GA 30114-7245
County: Cherokee
Subdivision: Park Village Ph 01

Taxes: \$2,384
Tax Year: 2019
Year Built: 2016

Bedrooms: 4
Full Baths: 2
Half Baths: 1

FP:
Stories: 2
Building Sqft: 1,623

Municipality:
Owner:
Market Value - Total:
Market Value - Improvement:
Market Value - Land:
Assessment Year:

Acres: 0.12
Lot Sqft: 5,227
Lot Depth:

County District 14
Roberts Jenna

\$195,100
\$153,100
\$42,000
2019

Heat: **Forced Air**
Water:
Sewer:

Lot Width:
Parking: **Attached Garage**
Pool:

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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Residential - Detached
FMLS #: 6739859 **Broker:** [BETH01](#)
332 Stoney Hollow Road
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7240
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	1	0
Main	1	1	1
Lower	0	0	0
Total	4	2	1

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2006
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 2,229 / Public Records
Acres/Source: 0.0800 / Public Records
Const: Cement Siding, Shingle Siding

Directions: Use GPS

Public: Don't miss this one! Perfect for your family! A beautiful 4br/2.5ba home located in Park Village. Master-on-the-main features a tray ceiling while the master bathroom has a double vanity, separate shower & bath, and large walk-in closet. One master-sized secondary room upstairs. Dual covered porches on the front, patio area in the back. Neighborhood amenities include walking trails, clubhouse, zero-entry pool, fitness center, and a playground. A short drive to shopping, medical, and Hickory Log Reservoir.

Private: Use showing time for appointments.**FEATURES**

Bedroom: Master on Main
Master Bath: Double Vanity
Kitchen: Stone Counters
Dining: None
Laundry: In Hall, Main Level
Rooms: Other

Accessibility: None
Appliances: Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator
Basement: None
Community: Clubhouse, Fitness Center, Near Trails/Greenway, Playground, Pool
Cooling: Central Air
Dock: None
Electric: 220 Volts in Laundry
Exterior: Private Rear Entry
Fencing: None
Fireplace #: 1
Fireplace: Blower Fan, Gas Log, Gas Starter, Living Room
Flooring: Carpet, Hardwood
Grn Bld Cert:
Grn Efficiency: None
Grn Gen: None

Heating: Electric
HERS Index:
Horse Amen: None
Interior: High Ceilings 10 ft Main, Tray Ceiling(s), Walk-In Closet(s)

Lot Features: Other
Other Equip: None

Other Struct: None
Parking Feat: Attached, Garage, Garage Door Opener, Garage Faces Rear

Parking: Carports: 2 Garages: 2 Parking: 2
Patio/Porch: Covered, Front Porch, Patio
Pool Features: None

Pool Private:
Road Front: Private Road
Road Surface: Asphalt
Roof: Shingle
Security: Carbon Monoxide Detectors, Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

View: Other
Water Frntage: 0
Water Source: Public
Waterfront: None
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [14N21B-00000-091-000](#)
Land/Lot: 0 **District:** 14
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$2,551 / 2019
Section/GMD: 2
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No

HOA Rent Restriction: Yes
Owner 2nd: No

Land Lease: No
Lot: 0 **Block:** 0
Lot Dim: x

Initiation Fee: \$1,000

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 207899
Firm License#: H-60428
Office: [Moss Real Estate, Inc.](#) (BETH01)
Show Inst: Appointment Only, Showing Service ShowingTime
Selling Comm: 3%
SB present offers direct to Seller: Yes
Listing Contract Date: 06/18/2020

Agent: [BETH MOSS](#)
Co-Agent:
VRC: No **Lockbox:** Supra
Contact: Paul Moss
On-Market Date: 06/18/2020

Phone/Cell: 678-618-4462/678-618-4462
Phone/Cell:
Phone/Fax: 678-618-4462/770-234-4246
Email: bethbmoss@yahoo.com
Dup FMLS#:
Contact Phone: 404-909-0256
Original List Price: \$250,000

Act DOM: 5**REALIST TAX INFORMATION**

Tax ID: 14N21B-00000-091-000
Property Address: 332 Stoney Hollow Rd, Canton, GA 30114-7240
County: Cherokee
Subdivision: Park Village Ph 01 Pod F&I
Taxes: \$2,551
Tax Year: 2019
Year Built: 2006

Municipality:
Owner:
Market Value - Total: \$208,800
Market Value - Improvement: \$166,800
Market Value - Land: \$42,000
Assessment Year: 2019

County District 14
Patten Cristina

Bedrooms: 4
Full Baths: 2
Half Baths: 1
Heat: Forced Air

FP:
Stories: 2
Building Sqft: 2,229

Acres: 0.08
Lot Sqft: 3,485
Lot Depth:
Lot Width:

Water:
Sewer:

Parking: **Attached Garage**
Pool:

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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Residential - Detached

FMLS #: 6732791

405 Trail Finders Way

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: KWRO01

Availability: No conditions

Area: 111

Unit #:

State: Georgia, 30114-7251

Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	3	2	1
Lower	0	0	0
Total	3	2	1

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte: Y

Bus Rte: Y

Bus Rte: Y

Subtype: Single Family Residence

Levels/Stories: 1

Year Built: 2017

Arch Style: Ranch

Condition: Resale

Sq Ft/Source: 2,076 / Public Records

Acres/Source: 0.1200 / Public Records

Const: Cement Siding, Frame

Directions: 575 N take exit 20. Turn right go approx 2.8 miles then left on Fate Conn Rd. go 1 mile then left into Park Village subdivision (Stoney Hollow Rd). About 300 ft turn right on Trail Finders Way.

Public: Adorable, sought after Ranch in the Park Village community. Excellent location and will not last long! Inviting foyer with secondary beds/bath off the front. Open living plan with dining, kitchen, family, perfect for entertaining. Granite counters plus island with classic wood cabinetry. Oversized master suite with tray ceilings and private spa shower with dbl vanity. Relax on back patio in fully fenced backyard. Friendly, safe neighborhood with community pool, nearby to shopping and dining of Canton.

Private: HIGHEST AND BEST BY MON 6/8 AT 5PM. Schedule Showing through ShowingTime. For availability, property questions & offers please email offers@curtinteam.com. Please refer to Rdocs and/or ShowingTime for disclosures and offer instructions.

FEATURES

Bedroom: Master on Main, Oversized Master
Master Bath: None
Kitchen: Breakfast Bar, Cabinets Stain, Stone Counters, Eat-in Kitchen, Kitchen Island, Pantry, View to Family Room
Dining: None
Laundry: None
Rooms: Great Room - 1 Story

Accessibility: None
Appliances: Dishwasher, Refrigerator, Gas Range, Gas Oven, Microwave
Basement: None
Community: Clubhouse, Homeowners Assoc, Near Trails/Greenway, Playground, Pool, Sidewalks, Street Lights

Cooling: Central Air
Dock: None
Electric: None
Exterior: Private Yard
Fencing: Back Yard, Wood
Fireplace #: 1
Fireplace: Family Room, Factory Built, Gas Starter, Great Room
Flooring: Carpet, Vinyl

Grn Bld Cert:
Grn Efficiency: None
Grn Gen: None
Heating: Central, Forced Air

HERS Index:
Horse Amen: None
Interior: High Ceilings 10 ft Main, Double Vanity, Entrance Foyer, Tray Ceiling(s), Walk-In Closet(s)

Lot Features: Back Yard, Level, Landscaped, Front Yard
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage Door Opener, Garage, Kitchen Level

Parking: Carports: Garages: 2 Parking: 2
Patio/Porch: Patio
Pool Features: None
Pool Private:
Road Front: None
Road Surface: None
Roof: Composition
Security: None
Sewer: Public Sewer
Spa: None
Utilities: None
View: Other
Water Frntage: 0
Water Source: Public
Waterfront: None
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-018-000

CPHB: None

Land/Lot: 0 District: 03

Plat Book/Page: 0/0

Listing Conditions: None

Association Fee: \$70 / Monthly

Master Assoc Fee: \$0

Assoc Includes: Swim/Tennis

HOA Phone:

Owner Finance: No

Mgmt Co: Liberty Community Mgmt

Tax/Tax Year: \$414 / 2019

Section/GMD: 0

Deed Book/Page:

Special Circumstances: None

Swim/Tennis: \$0

Home Warranty: No

HOA Rent Restriction: No

Owner 2nd: No

Phone: 770-466-6331

Land Lease: No

Lot: 18

Block: 0

Lot Dim: 0x0

Initiation Fee: \$420

Assessment Due/Contemplated: No

Assumable: No

eMail:

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 242987

Firm License#: H-46087

Office: Keller Williams Rlty Consultants (KWRO01)

Show Inst: Appointment Only, See Remarks, Showing Service ShowingTime

Selling Comm: 3%

VRC: Yes Lockbox: Supra

SB present offers direct to Seller: Yes

Contact: Showing Time

Listing Contract Date: 06/04/2020

On-Market Date: 06/04/2020

Phone/Cell: 678-287-4848/678-287-4848

Phone/Cell: 678-848-9656/

Phone/Fax: 678-287-4800/678-287-4801

Email: offers@curtinteam.com

Dup FMLS#:

Contact Phone: 800-746-9464

Original List Price: \$235,000

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-018-000
 Property Address: 405 Trail Finders Way, Canton, GA 30114-7251
 County: Cherokee
 Subdivision: Park Village Ph 01
 Taxes: \$414
 Tax Year: 2019
 Year Built: 2017

Municipality:
 Owner:
 Market Value - Total: \$199,000
 Market Value - Improvement: \$157,000
 Market Value - Land: \$42,000
 Assessment Year: 2019

County District 14
 Lajoie Janice C

Bedrooms: 3

FP:

Acres: 0.12

Full Baths: 2	Stories: 1	Lot Sqft: 5,227
Half Baths:	Building Sqft: 1,554	Lot Depth:
Heat: Forced Air		Lot Width:
Water:		Parking: Attached Garage
Sewer:		Pool:

ACTIVE UNDER CONTRACT INFORMATION

Binding Agremnt Date: 06/08/2020
Sell Agent: [TAMMY ROBERTS](#)
Sell Company: [Path & Post Real Estate](#)
Due Diligence Ends:

Prop Closing Date: 07/31/2020
Co-Sell Agent:

DOM: 4 **Total DOM:** 4
Sell Office Code: POST01

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

The accuracy of all information, regardless of its 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. Copyright 2020 FMLS



Residential - Detached
FMLS #: 6698299 **Broker:** [CLIK01](#)
402 Trail Finders Way
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7252
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	0	0	1
Lower	0	0	0
Total	3	2	1

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2018
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 2,269 / Owner
Acres/Source: 0.0000 / Not Available
Const: Cement Siding, Stone

Directions: 575 Riverstone parkway exit. Go towards Ballground. Left on Fate Conn Rd, cross over 575, left into Park Village, first right Trail Finders. 402 is corner lot on right. Sign out

Public: 3 bedroom 2.5 bath. Huge master suite with trey ceiling, dual marble vanity, garden tub with separate shower. Large walk in closet. 2 additional spacious bdrms, full jack and jill bath and laundry room with washer and dryer. Main level all LVP floors, Separate dining and living rooms, half bath. Spacious kitchen, all stainless steel appliances, white cabinets, breakfast bar, granite, walk in pantry. Family room with gas log fireplace. Nice sized deck and large front porch. All within sought after Park Village with beautiful zero entry pool, club house, workout facil

Private: Use showing service to schedule appointments. Please make all offers directly with the seller Ronald Bryant at Bryant331@yahoo.com or call 6788368091. Send Clickit Realty a copy of signed contracts within 24 hours to info@clickitrealty.com.

FEATURES

Bedroom: Other
Master Bath: Double Vanity
Kitchen: Breakfast Bar, Cabinets White, Solid Surface Counters, Stone Counters, Kitchen Island, Pantry, Pantry Walk-In, View to Family Room
Dining: Separate Dining Room
Laundry: Laundry Room, Upper Floor
Rooms: Exercise Room, Family Room, Living Room

Accessibility: None
Appliances: Dishwasher, Dryer, Disposal, Refrigerator, Gas Range, Gas Water Heater, Gas Oven, Microwave, Self Cleaning Oven, Washer
Basement: Bath/Stubbed, Exterior Entry, Interior Entry, Partial
Community: Clubhouse, Homeowners Assoc, Fitness Center, Playground, Pool, Sidewalks, Street Lights
Cooling: Ceiling Fan(s), Central Air
Dock: None
Electric: None
Exterior: Private Yard
Fencing: Back Yard
Fireplace #: 1
Fireplace: Factory Built, Gas Log, Great Room
Flooring: None
Grn Bld Cert:
Grn Efficiency: Water Heater, Windows
Grn Gen: None
Heating: Forced Air
HERS Index:
Horse Amen: None
Interior: High Ceilings 9 ft Main, Double Vanity, Disappearing Attic Stairs, Tray Ceiling(s), Walk-In Closet(s)

Lot Features: Corner Lot
Other Equip: None

Other Struct: None
Parking Feat: Garage Door Opener, Drive Under Main Level, Driveway, Garage

Parking	Carports:	Garages: 2	Parking:
Patio/Porch:	None		
Pool Features:	In Ground		
Pool Private:	No		
Road Front:	None		
Road Surface:	None		
Roof:	Composition		
Security:	None		
Sewer:	Public Sewer		
Spa:	None		
Utilities:	None		
View:	Other		
Water Frntage:	0		
Water Source:	Public		
Waterfront:	None		
Windows:	Insulated Windows		

LEGAL | FINANCIAL | TAX INFORMATIONTax ID: [14N21B-00000-069-000](#)

Tax/Tax Year: \$2,800 / 2019

Land Lease: No

CPHB: None

Land/Lot: 245 District: 14

Section/GMD: 2

Lot: 79

Block: 0

Plat Book/Page: 90/152

Deed Book/Page: 14348/2518

Lot Dim: 0

Listing Conditions: None

Special Circumstances: None

Initiation Fee:

Association Fee: \$70 / Monthly

Swim/Tennis: \$0

Master Assoc Fee: \$0

Home Warranty: No

Assessment Due/Contemplated: No

Assoc Includes: Insurance, Maintenance Grounds, Reserve Fund

HOA Rent Restriction: No

Assumable: No

HOA Phone:

Owner 2nd: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 347205

Agent: [SUSAN AYERS](#)

Phone/Cell: 678-344-1600/000-000-0000

Firm License#: H-36294

Co-Agent:

Phone/Cell:

Office: [Clickit Realty](#) (CLIK01)

Show Inst: Appointment Only, Call Owner, See Remarks, Showing Service ShowingTime

Phone/Fax: 678-344-1600/404-857-0328

Selling Comm: 3%

VRC: No

Lockbox: None

Email: info@clickitrealty.com

SB present offers direct to Seller: No

Contact: Ronald Bryant

Dup FMLS#:

Listing Contract Date: 03/19/2020

On-Market Date: 03/19/2020

Contact Phone: 678-836-8091

Original List Price: \$280,000

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-069-000
Property Address:	402 Trail Finders Way, Canton, GA 30114-7252
County:	Cherokee
Subdivision:	Park Village Ph 01
Taxes:	\$2,854
Tax Year:	2019
Year Built:	2018

Municipality:
 Owner:
 Market Value - Total:
 Market Value - Improvement:
 Market Value - Land:
 Assessment Year:

County District 14
 Piedmont Residential LLC
\$233,600
\$191,600
\$42,000
2019

Bedrooms:	3	FP:		Acres:	0.08
Full Baths:	2	Stories:	2	Lot Sqft:	3,485
Half Baths:	1	Building Sqft:	2,280	Lot Depth:	
Heat:	Forced Air			Lot Width:	
Water:				Parking:	Attached Garage
Sewer:				Pool:	

PENDING INFORMATION

Binding Agremnt Date: 05/02/2020**Prop Closing Date:** 06/30/2020**DOM:** 44**Total DOM:** 44**Sell Agent:** [Rebecca Hayes](#)**Co-Sell Agent:****Sell Office Code:** ATCM05**Sell Company:** [Atlanta Communities](#)**Tuesday, June 23, 2020****8:13 AM****Requested By: Mike Stott**

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**Residential** - Detached

FMLS #: 6614845

628 Sunflower Drive

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: PDMT01

Availability: No conditions

Area: 111

State: Georgia, 30114-7252

Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	1	1
Lower	0	0	0
Total	4	3	1

Subtype: Single Family Residence

Levels/Stories: 2

Year Built: 2019

Arch Style: Traditional

SCHOOLS
Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Condition: New Construction

Sq Ft/Source: 2,345 / Builder

Acres/Source: 0.2500 / Other

Const: Cement Siding

Bus Rte:
Bus Rte:
Bus Rte:

Directions: I-575 N to exit 20 - Riverstone Pkwy. Right off exit. Left onto Fate Conn Road. Park Village is on Left.

Public: Beautiful 4 bedroom, 3.5 bath home on a Basement with private backyard. Features Master on Main with 2 Master Closets, Separate Study, Huge Living Room, Stainless Appliances, LVP flooring main level. Huge kitchen w/ granite counter tops and view to family room and eat in breakfast bar can seat up to 8. Master bath features sep tub/shower and double vanity w/ marble counter tops. Brand New Construction - Ready Now. Brand New in Sought After Park Village which offers beautiful zero entry pool, clubhouse with workout room, nature trails and park - HOA \$70 monthly.

Private: Brand New Construction - Ready Now!!! Supra - Bring your Buyers! 2k broker bonus!

FEATURES

Bedroom:	Master on Main, Other
Master Bath:	Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen:	Breakfast Bar, Cabinets Stain, Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining:	Seats 12+, Separate Dining Room
Laundry:	Upper Floor
Rooms:	Family Room, Living Room, Media Room, Office

Accessibility:	None
Appliances:	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave
Basement:	Bath/Stubbed, Daylight, Exterior Entry, Interior Entry, Unfinished
Community:	Fitness Center, Homeowners Assoc, Park, Playground, Pool, Sidewalks, Street Lights
Cooling:	Zoned
Dock:	None
Electric:	Other
Exterior:	Other
Fencing:	None
Fireplace #:	1
Fireplace:	Factory Built, Gas Starter
Flooring:	Other
Grn Bld Cert:	
Grn Efficiency:	Thermostat
Grn Gen:	None
Heating:	Natural Gas, Zoned
HERS Index:	
Horse Amen:	None
Interior:	Double Vanity, High Ceilings 9 ft Main, Walk-In Closet(s)

Lot Features:	Back Yard, Front Yard, Landscaped
Other Equip:	None
Other Struct:	None

Parking Feat: Attached, Garage

Parking	Carports:	Garages: 2	Parking:
Patio/Porch:	Deck		
Pool Features:	None		
Pool Private:			
Road Front:	None		
Road Surface:	Paved		
Roof:	Shingle		
Security:	None		
Sewer:	Public Sewer		
Spa:	None		
Utilities:	None		
View:	Other		
Water Frntage:			
Water Source:	Public		
Waterfront:			
Windows:	Insulated Windows		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-046-000
Land/Lot: 0 **District:** 0
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$0 / 2019
Section/GMD: 0
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: Yes

HOA Rent Restriction: No
Owner 2nd: No

Land Lease: No
Lot: 46 **Block:** 0
Lot Dim: 0
Initiation Fee: \$2,000
Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 370425
Firm License#: H-66170
Office: Piedmont Residential Realty, LLC. (PDMT01)
Show Inst: See Remarks
Selling Comm: 3
SB present offers direct to Seller: No
Listing Contract Date: 09/09/2019

Agent: Denise Coats
Co-Agent:
VRC: No **Lockbox:** Other
Owner: Piedmont Residential LLC
On-Market Date: 09/09/2019

Phone/Cell: 770-883-2384/770-883-2384
Phone/Cell:
Phone/Fax: 678-366-6470/678-302-6940
Email: denisecoats@piedmontresidential.com
Dup FMLS#:
Owner Phone:
Original List Price: \$312,500

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-046-000	County District 14
Property Address	628 Sunflower Dr , Canton, GA 30114-7248	Smith Jennifer L
County:	Cherokee	
Subdivision:	Park Village Ph 01	
Taxes:	\$513	Market Value - Total:
Tax Year:	2019	Market Value - Improvement:
Year Built:		Market Value - Land:
		Assessment Year:
Bedrooms:	FP:	Acres: 0.16
Full Baths:	Stories:	Lot Sqft: 6,970
Half Baths:	Building Sqft:	Lot Depth:

Heat:
Water:
Sewer:

Lot Width:
Parking:
Pool:

SOLD INFORMATION

Binding Agremnt Date: 02/10/2020	Prop Closing Date: 03/27/2020	DOM: 154	Total DOM: 154
Sell Agent: BETHANY JONES	Co-Sell Agent:	Sell Office Code: CLUX01	
Sell Company: Classic Luxury Real Estate, LLC			
Closing Date: 03/13/2020	Sale Price: \$284,900	Costs Paid by Seller: \$3,192	SP/OLP %: 91%
			Terms: Other
Tuesday, June 23, 2020	8:13 AM	Requested By: Mike Stott	

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**Residential** - Detached

FMLS #: 6597028

408 Trail Finders Way

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: PDMT01

Availability: No conditions

Area: 111

State: Georgia, 30114-7252

Lake: None

Unit #:

Lvls Bdrms Baths Hlf Bth

Upper 4 2 0

Main 0 1 0

Lower 0 0 0

Total 4 3 0

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 2

Year Built: 2019

Arch Style: Traditional

Condition: New Construction

Sq Ft/Source: 2,269 / Builder

Acres/Source: 0.0800 / Public Records

Const: Cement Siding

Directions: I-575 N to exit 20 - Riverstone Pkwy. Right off exit. Left onto Fate Conn Road. Park Village is on Left.**Public:** Beautiful 3 bedroom, 2.5 bath home on a basement - great square footage & layout in sought after Park Village which offers beautiful zero entry pool, clubhouse with workout room, nature trails and park. LVP flooring throughout main level. Large kitchen w/ granite counter tops and view to family room. Huge master suite with 2 additional large bedrooms. Master bath features sep tub/shower and double vanity w/ marble counter tops. Brand New Construction! Ready now! Final Opportunity in Sought After Park Village with Amenities!**Private:** Brand new construction in sought after Park Village. Bring your buyers! Builder pays 1k of 2k HOA initiation fee.**FEATURES**

Bedroom: Other
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: Upper Floor
Rooms: Family Room, Living Room

Accessibility: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
Basement: Bath/Stubbed, Interior Entry, Unfinished
Community: Fitness Center, Homeowners Assoc, Park, Playground, Pool, Sidewalks, Street Lights
Cooling: Zoned
Dock: None
Electric: Other
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Starter
Flooring: Other
Grn Bld Cert:
Grn Efficiency: Thermostat
Grn Gen: None
Heating: Natural Gas, Zoned
HERS Index:
Horse Amen: None
Interior: Double Vanity, High Ceilings 9 ft Main, Walk-In Closet(s)

Lot Features: Corner Lot
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage

Parking **Carports:** **Garages:** 2 **Parking:**
Patio/Porch: Deck
Pool Features: None
Pool Private:
Road Front: None
Road Surface: Paved
Roof: Shingle
Security: None
Sewer: Public Sewer
Spa: None
Utilities: None
View: Other
Water Frntage:
Water Source: Public
Waterfront:
Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-072-000
Land/Lot: 0 **District:** 0
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$0 / 2019
Section/GMD: 0
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: Yes

Land Lease: No
Lot: 82 **Block:** 0
Lot Dim: 0

Initiation Fee: \$2,000

HOA Rent Restriction: No
Owner 2nd: No

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 370425
Firm License#: H-66170
Office: Piedmont Residential Realty, LLC. (PDMT01)
Show Inst: Anytime Access
Selling Comm: 3
SB present offers direct to Seller: No
Listing Contract Date: 08/03/2019

Agent: Denise Coats
Co-Agent:
VRC: No **Lockbox:** None
Owner: Piedmont Residential LLC
On-Market Date: 08/03/2019

Phone/Cell: 770-883-2384/770-883-2384
Phone/Cell:
Phone/Fax: 678-366-6470/678-302-6940
Email: denisecoats@piedmontresidential.com
Dup FMLS#:
Owner Phone:
Original List Price: \$285,320

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-072-000
Property Address: 408 Trail Finders Way, Canton, GA 30114-7252
County: Cherokee
Subdivision: Park Village Ph 01
Taxes: \$513
Tax Year: 2019
Year Built:
Bedrooms: FP:
Full Baths: Stories:
Half Baths: Building Sqft:
Heat:
Water:

County District 14
Godfrey Jessica D
Market Value - Total: \$42,000
Market Value - Improvement:
Market Value - Land: \$42,000
Assessment Year: 2019

Acres: 0.08
Lot Sqft: 3,485
Lot Depth:
Lot Width:
Parking:

Sewer:

Pool:

SOLD INFORMATION

Binding Agremnt Date: 03/02/2020	Prop Closing Date: 04/15/2020	DOM: 212	Total DOM: 212
Sell Agent: Marty Wilkerson	Co-Sell Agent:	Sell Office Code: MXGR01	
Sell Company: Maximum One Greater Atlanta Realtors			
Closing Date: 03/31/2020	Sale Price: \$274,600	Costs Paid by Seller: \$0	SP/OLP %: 96%
		Terms: Conventional	
Tuesday, June 23, 2020		8:13 AM	
		Requested By: Mike Stott	

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Residential - Detached
FMLS #: 6597024 **Broker:** [PDMT01](#)
412 Trail Finders Way
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7252
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	0	1	0
Lower	0	0	0
Total	3	3	0

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2019
Arch Style: Traditional

Condition: To Be Built
Sq Ft/Source: 1,786 / Builder
Acres/Source: 0.0800 / Public Records
Const: Cement Siding

Directions: I-575 N to exit 20 - Riverstone Pkwy. Right off exit. Left onto Fate Conn Road. Park Village is on Left.

Public: Beautiful 3 bedroom, 2.5 bath home on a partial basement - great square footage & layout in sought after Park Village which offers beautiful zero entry pool, clubhouse with workout room, nature trails and park. LVP flooring throughout main level. Large kitchen w/ granite counter tops and view to family room. Huge master suite with 2 additional large bedrooms. Master bath features sep tub/shower and double vanity w/ marble counter tops. Brand New Construction! Final Opportunity in Sought After Park Village with Amenities!

Private: New construction in sought after Park Village. Bring your buyers. Builder pays 1k of 2k HOA initiation fee. \$2,000 Broker Bonus! Ask Agent about a builder/lender contribution towards closing costs!

FEATURES

Bedroom: Other
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining: Separate Dining Room
Laundry: Upper Floor
Rooms: Family Room, Living Room

Accessibility: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
Basement: Interior Entry, Unfinished
Community: Fitness Center, Homeowners Assoc, Park, Playground, Pool, Sidewalks, Street Lights

Cooling: Zoned
Dock: None
Electric: Other
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Starter
Flooring: Other

Grn Bld Cert:
Grn Efficiency: Thermostat
Grn Gen: None
Heating: Natural Gas, Zoned
HERS Index:
Horse Amen: None
Interior: Double Vanity, High Ceilings 9 ft Main, Walk-In Closet(s)

Lot Features: Corner Lot
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage

Parking	Carports:	Garages: 2	Parking:
Patio/Porch:	Deck		
Pool Features:	None		
Pool Private:			
Road Front:	Other		
Road Surface:	Paved		
Roof:	Shingle		
Security:	None		
Sewer:	Public Sewer		
Spa:	None		
Utilities:	None		
View:	Other		
Water Frntage:			
Water Source:	Public		
Waterfront:			
Windows:	Insulated Windows		

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [14N21B-00000-074-000](#)
Land/Lot: 0 **District:** 0
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$0 / 2019
Section/GMD: 0
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: Yes

HOA Rent Restriction: No
Owner 2nd: No

Land Lease: No
Lot: 84 **Block:** 0
Lot Dim: 0x0

Initiation Fee: \$2,000

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 370425
Firm License#: H-66170
Office: [Piedmont Residential Realty, LLC.](#) (PDMT01)
Show Inst: Anytime Access
Selling Comm: 3
SB present offers direct to Seller: No
Listing Contract Date: 08/03/2019

VRC: No **Lockbox:** None
Owner: Piedmont Residential LLC
On-Market Date: 08/03/2019

Phone/Cell: 770-883-2384/770-883-2384
Phone/Cell:
Phone/Fax: 678-366-6470/678-302-6940
Email: denisecoats@piedmontresidential.com
Dup FMLS#:
Owner Phone:
Original List Price: \$267,630

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-074-000		
Property Address	412 Trail Finders Way , Canton, GA 30114-7252		
County:	Cherokee	Municipality:	
Subdivision:	Park Village Ph 01	Owner:	
Taxes:	\$513	Market Value - Total:	\$42,000
Tax Year:	2019	Market Value - Improvement:	
Year Built:		Market Value - Land:	\$42,000
		Assessment Year:	2019
Bedrooms:	FP:	Acres:	0.08
Full Baths:	Stories:	Lot Sqft:	3,485
Half Baths:	Building Sqft:	Lot Depth:	
Heat:		Lot Width:	

County District 14
Akahoshi Stanley A

Water:
Sewer:

Parking:
Pool:

SOLD INFORMATION

Binding Agremnt Date: 12/23/2019

Prop Closing Date: 03/15/2020

DOM: 142

Total DOM: 142

Sell Agent: [Bettsy Affaqui](#)

Co-Sell Agent:

Sell Office Code: TSTR01

Sell Company: [Realty One Group Edge](#)

Closing Date: 02/21/2020

Sale Price: \$264,015

Costs Paid by Seller: \$3,000

SP/OLP %: 99%

Terms: Other

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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Residential - Detached
FMLS #: 6688372 **Broker:** TSIX02
656 Sunflower Drive
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7248
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	1	0
Lower	0	0	0
Total	4	3	0

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2006
Arch Style: Craftsman

Condition: Resale
Sq Ft/Source: 2,504 / Public Records
Acres/Source: 0.1200 / Public Records
Const: Cement Siding

Directions: Take I 575 to Riverstone Pkwy and go right to Ball Ground Hwy and go right to Fate Conn Rd go left to Stoney Hollow Rd and go left to Sunflower Dr and go left and follow to the home on the left.

Public: Back on Market! Buyers loan fell through. View 3D Tour! Former Model Home! Many upgrades! Open floor plan! 4 bedrms/3 baths - one bedroom & full bath conveniently located on main floor! Wood floors, lovely outdoor area with a front porch, balcony, back porch and fenced back yard! Two remote controlled fireplaces, soaking tub and much more! Convenient to 575, shopping and hospital! Community features swim, basketball, playground, clubhouse and walking trails. Seller willing to provide a carpet allowance with acceptable offer.

Private: Please use ShowingTime. Sent all offers as a PDF to Listedwithlaura@gmail.com

FEATURES

Bedroom: Oversized Master
Master Bath: Double Vanity, Separate Tub/Shower
Kitchen: Breakfast Bar, Cabinets Stain, Eat-in Kitchen, Pantry, Stone Counters
Dining: Great Room
Laundry: Laundry Room, Upper Floor
Rooms: Great Room - 1 Story

Accessibility: None
Appliances: Dishwasher, Electric Oven, Electric Water Heater, Microwave
Basement: None
Community: Clubhouse, Homeowners Assoc, Playground, Pool, Street Lights
Cooling: Ceiling Fan(s), Central Air
Dock:
Electric: 110 Volts
Exterior: Balcony
Fencing: Back Yard
Fireplace #: 2
Fireplace: Living Room, Master Bedroom
Flooring: Carpet, Ceramic Tile, Hardwood
Grn Bld Cert:
Grn Efficiency: None
Grn Gen: None

Lot Features: Back Yard, Front Yard, Landscaped, Level
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage
Parking: **Carports:** **Garages:** 2 **Parking:**
Patio/Porch: Patio
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, Natural Gas Available, Phone Available, Sewer Available, Water Available
View: Other
Water Frntage:
Water Source: Public
Waterfront:
Windows: Shutters

Heating: Electric
HERS Index:
Horse Amen: None
Interior: Entrance Foyer, Walk-In Closet(s)

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-032-000
Land/Lot: 245 **District:** 14
Plat Book/Page: 90/152
Listing Conditions: None
Association Fee: \$0
Master Assoc Fee: \$840 / Annually
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$2,647 / 2018
Section/GMD: 2
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No
HOA Rent Restriction: No
Owner 2nd: No

Land Lease: No
Lot: 32 **Block:** 0000
Lot Dim: 48x104x52x101

Initiation Fee:

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: DUP
Firm License#: H-65534
Office: Red Barn Real Estate, LLC. (TSIX02)
Show Inst: Appointment Only, Showing Service ShowingTime
Selling Comm: 3% **VRC:** No **Lockbox:** Supra
SB present offers direct to Seller: No
Listing Contract Date: 03/02/2020

Agent: OTP Realty Partners
Co-Agent:
Owner: Eaton Michael P
On-Market Date: 03/02/2020

Phone/Cell: 404-545-5288/404-545-5288
Phone/Cell:
Phone/Fax: 770-766-8422/866-341-0287
Email: listedwithlaura@gmail.com
Dup FMLS#:
Owner Phone:
Original List Price: \$265,000

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-032-000		
Property Address:	656 Sunflower Dr, Canton, GA 30114-7248		
County:	Cherokee	Municipality:	
Subdivision:	Park Village Ph 01 Pod F & I	Owner:	
Taxes:	\$2,777	Market Value - Total:	\$242,400
Tax Year:	2019	Market Value - Improvement:	\$200,400
Year Built:	2006	Market Value - Land:	\$42,000
		Assessment Year:	2019
Bedrooms:	4	FP:	2
Full Baths:	3	Stories:	2
Half Baths:		Building Sqft:	2,504
Heat:	Forced Air	Acres:	0.12
		Lot Sqft:	5,227
		Lot Depth:	
		Lot Width:	

Water:
Sewer:

Parking: **Attached Garage**
Pool:

SOLD INFORMATION

Binding Agremnt Date: 04/18/2020

Prop Closing Date: 05/21/2020

DOM: 31

Total DOM: 31

Sell Agent: [Dusty LaBossiere](#)

Co-Sell Agent:

Sell Office Code: RESU01

Sell Company: [Century 21 Results](#)

Closing Date: 05/21/2020

Sale Price: \$258,000

Costs Paid by Seller: \$5,600

SP/OLP %: 97%

Terms: Conventional

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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**Residential** - Detached

FMLS #: 6597029

Broker: PDMT01

410 Trail Finders Way

City: Canton

County: Cherokee

Subd/Comp: Park Village

Availability: No conditions

Area: 111

Unit #:

State: Georgia, 30114-7252

Lake: None

Lvls Bdrms Baths Hlf Bth

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	0	1	0
Lower	0	0	0
Total	4	3	0

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 2

Year Built: 2019

Arch Style: Traditional

Condition: To Be Built

Sq Ft/Source: 2,269 / Builder

Acres/Source: 0.0800 / Public Records

Const: Cement Siding

Directions: I-575 N to exit 20 - Riverstone Pkwy. Right off exit. Left onto Fate Conn Road. Park Village is on Left.**Public:** Beautiful 3 bedroom, 2.5 bath home on a basement - great square footage & layout in sought after Park Village which offers beautiful zero entry pool, clubhouse with workout room, nature trails and park. LVP flooring throughout main level. Large kitchen w/ granite counter tops and view to family room. Huge master suite with 2 additional large bedrooms. Master bath features sep tub/shower and double vanity w/ marble counter tops. Brand New Construction! Ready Soon! Final Opportunity in Sought After Park Village with Amenities!**Private:** Builder pays 1k of 2k HOA initiation fee at closing.**FEATURES**

Bedroom: Other
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: Upper Floor
Rooms: Family Room, Living Room

Accessibility: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
Basement: Bath/Stubbed, Interior Entry, Unfinished
Community: Fitness Center, Homeowners Assoc, Park, Playground, Pool, Sidewalks, Street Lights
Cooling: Zoned
Dock: None
Electric: Other
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Starter
Flooring: Other
Grn Bld Cert:
Grn Efficiency: Thermostat
Grn Gen: None
Heating: Natural Gas, Zoned
HERS Index:
Horse Amen: None
Interior: Double Vanity, High Ceilings 9 ft Main, Walk-In Closet(s)

Lot Features: Corner Lot
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage

Parking **Carports:** **Garages:** 2 **Parking:**
Patio/Porch: Deck
Pool Features: None
Pool Private:
Road Front: None
Road Surface: Paved
Roof: Shingle
Security: None
Sewer: Public Sewer
Spa: None
Utilities: None
View: Other
Water Frntage:
Water Source: Public
Waterfront:
Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-073-000
Land/Lot: 0 **District:** 0
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$0 / 2019
Section/GMD: 0
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: Yes

Land Lease: No
Lot: 83 **Block:** 0
Lot Dim: 0

Initiation Fee: \$2,000

HOA Rent Restriction: No
Owner 2nd: No

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 370425
Firm License#: H-66170
Office: Piedmont Residential Realty, LLC. (PDMT01)
Show Inst: Anytime Access
Selling Comm: 3
SB present offers direct to Seller: No
Listing Contract Date: 08/03/2019

Agent: Denise Coats
Co-Agent:
VRC: No **Lockbox:** None
Owner: Piedmont Residential LLC
On-Market Date: 08/03/2019

Phone/Cell: 770-883-2384/770-883-2384
Phone/Cell:
Phone/Fax: 678-366-6470/678-302-6940
Email: denisecoats@piedmontresidential.com
Dup FMLS#:
Owner Phone:
Original List Price: \$284,790

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-073-000
Property Address: 410 Trail Finders Way, Canton, GA 30114-7252
County: Cherokee
Subdivision: Park Village Ph 01
Taxes: \$513
Tax Year: 2019
Year Built:
Bedrooms: FP:
Full Baths: Stories:
Half Baths: Building Sqft:
Heat:
Water:

County District 14
Tucker Dwight
Market Value - Total: \$42,000
Market Value - Improvement:
Market Value - Land: \$42,000
Assessment Year: 2019

Acres: 0.08
Lot Sqft: 3,485
Lot Depth:
Lot Width:
Parking:

Sewer:

Pool:

SOLD INFORMATION

Binding Agremnt Date: 02/20/2020

Prop Closing Date: 03/31/2020

DOM: 201

Total DOM: 201

Sell Agent: [NON-MLS NMLS](#)

Co-Sell Agent:

Sell Office Code: NMLS01

Sell Company: [Non FMLS Member](#)

Closing Date: 03/03/2020

Sale Price: \$258,000

Costs Paid by Seller: \$0

SP/OLP %: 91%

Terms: Other

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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Residential - Detached
FMLS #: 6723444 **Broker:** [KWNF01](#)
109 Park Village Drive
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7232
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	0	0	1
Lower	0	0	0
Total	4	2	1

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte: Y
Bus Rte: Y
Bus Rte: Y

Subtype: Single Family Residence
Levels/Stories: 2
Year Built: 2016
Arch Style: Traditional

Condition: Resale
Sq Ft/Source: 1,623 / Public Records
Acres/Source: 0.1300 / Public Records
Const: Cement Siding

Directions: I-575 N to Exit 20 Riverstone Pkwy. Turn Right off exit. Left on Fate Conn Rd. First Left into Park Village S/D., Park Village Dr. Home on right.

Public: Fabulous 4 Bedroom 2.5 bath home located in sought after Park Village. Better than new! Light and airy open floor plan. Family Room with fireplace. Kitchen has granite countertops and travertine tile backsplash - includes refrigerator and SS appliances. Master Bedroom retreat with tray ceiling and spa bathroom with twin sinks. Large secondary bedrooms. If you're not entertaining in your private backyard with a fire-pit, then head to the Clubhouse with a zero entry pool or take a quiet stroll on the walking trails. Convenient to Hickory Log Lake. Excellent schools! Minutes to shopping on Riverstone Pkwy and Northside Hospital Cherokee.

Private: Shy inside cat - please do not leave exterior doors open. Please use hand sanitizer upon entry/exit and limit contact with interior surfaces.

FEATURES

Bedroom: Oversized Master
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Bar, Breakfast Room, Cabinets Stain, Pantry, Stone Counters, View to Family Room
Dining: None
Laundry: Laundry Room, Main Level, Mud Room
Rooms: Family Room

Accessibility: None
Appliances: Dishwasher, Disposal, ENERGY STAR Appliances, Gas Range, Gas Water Heater, Microwave, Refrigerator
Basement: None
Community: Clubhouse, Fishing, Fitness Center, Homeowners Assoc, Park, Pool, Sidewalks, Street Lights
Cooling: Ceiling Fan(s), Central Air
Dock: None
Electric: 110 Volts
Exterior: Private Front Entry, Private Rear Entry, Private Yard
Fencing: None
Fireplace #: 1
Fireplace: Factory Built
Flooring: Carpet, Hardwood
Grn Bld Cert: None
Grn Efficiency: None
Grn Gen: None

Heating: Forced Air, Natural Gas
HERS Index: None
Horse Amen: None
Interior: Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, High Ceilings 9 ft Upper, High Speed Internet

Lot Features: Back Yard, Landscaped, Level, Private
Other Equip: None

Other Struct: None
Parking Feat: Attached, Garage, Garage Faces Front, Kitchen Level, Level Driveway

Parking: Carports: 2
Patio/Porch: Front Porch, Patio
Pool Features: None
Pool Private: None
Road Front: State Road
Road Surface: Asphalt
Roof: Composition
Security: Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
View: Other

Water Frntage: None
Water Source: Public
Waterfront: None
Windows: Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [14N21B-00000-004-000](#)
Land/Lot: 245 **District:** 14
Plat Book/Page: 90/152
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Reserve Fund, Swim/Tennis
HOA Phone: 770-598-0510
Owner Finance: No
Mgmt Co: Liberty Mgmt

Tax/Tax Year: \$2,394 / 2019
Section/GMD: 2
Deed Book/Page: None
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No

HOA Rent Restriction: No
Owner 2nd: No
Phone: None

Land Lease: No
Lot: 4 **Block:** 0
Lot Dim: 31x100x59x100
Initiation Fee: \$1,000

Assessment Due/Contemplated: No
Assumable: No
eMail: ws@libertycm.com

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 340528
Firm License#: H-36119
Office: [Keller Williams North Atlanta](#) (KWNF01)
Show Inst: Appointment Only, Pet(s) on Premises, Showing Service ShowingTime
Selling Comm: 3% **VRC:** No
SB present offers direct to Seller: No
Listing Contract Date: 05/14/2020

Agent: [DEBRA TOWNSON](#)
Co-Agent: None
Lockbox: Supra
Contact: Call Agent
On-Market Date: 05/15/2020

Phone/Cell: 404-915-6696/404-915-6696
Phone/Cell: None
Phone/Fax: 770-663-7291/770-663-7481
Email: debratownson@gmail.com
Dup FMLS#: None
Contact Phone: 404-915-6696
Original List Price: \$250,000

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-004-000		
Property Address:	109 Park Village Dr , Canton, GA 30114-7232		
County:	Cherokee	Municipality:	
Subdivision:	Park Village Ph 01	Owner:	
Taxes:	\$2,394	Market Value - Total:	\$195,900
Tax Year:	2019	Market Value - Improvement:	\$153,900
Year Built:	2016	Market Value - Land:	\$42,000

Bedrooms: **4** FP:
Full Baths: **2** Stories: **2**
Half Baths: **1** Building Sqft: **1,623**
Heat: **Forced Air**
Water:
Sewer:

Assessment Year: **2019**
Acres: **0.13**
Lot Sqft: **5,663**
Lot Depth:
Lot Width:
Parking: **Attached Garage**
Pool:

SOLD INFORMATION

Binding Agremnt Date: 05/16/2020 **Prop Closing Date:** 06/18/2020 **DOM:** 1 **Total DOM:** 1
Sell Agent: [Debbie and Tara Team](#) **Co-Sell Agent:** **Sell Office Code:** KWRS05
Sell Company: [Keller Williams Realty Atlanta Partners](#)
Closing Date: 06/18/2020 **Sale Price:** \$250,000 **Costs Paid by Seller:** \$5,000 **SP/OLP %:** 100% **Terms:** Conventional

Tuesday, June 23, 2020 **8:13 AM** **Requested By: Mike Stott**

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**Residential** - Detached

FMLS #: 6692783

639 Sunflower Drive

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: POST01

Availability: No conditions

Area: 111

State: Georgia, 30114-7250

Unit #:

Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	1	0
Lower	0	0	0
Total	4	3	0

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte: Y

Bus Rte: Y

Bus Rte: Y

Subtype: Single Family Residence

Levels/Stories: 2

Year Built: 2019

Arch Style: Craftsman

Condition: Resale

Sq Ft/Source: 2,092 / Builder

Acres/Source: 0.0800 / Public Records

Const: Cement Siding

Directions: I-575N to Exit 20/Riverstone Pkwy; Turn Right on Riverstone Parkway; Turn Left on Fate Conn Rd; Turn Left on Stoney Hollow Rd; Turn Left on Sunflower Dr; Home on Right

Public: Sought-after Park Village Craftsman Savannah Floorplan - less than a year old! Open main level design with spotless granite kitchen with stainless steel appliances, large breakfast island & dining area overlooking the fireside family room; guest bedroom with full bath; low maintenance LVP flooring throughout. Upstairs offers the master suite with tray ceiling, large walk-in closet, soaking tub, separate shower & dual vanity. Two spacious secondary bedrooms share a full bath. Park Village has amazing amenities sure to please any age! Nature trails, fitness club, clubhouse, covered pavilion with fireplace, playground & the neighborhood's summer oasis - the huge zero-entry pool with water mushrooms plus olympic swim lanes! Excellent location close to Canton & I-575! Lovely neighborhood to sit on your covered front porch & enjoy morning coffee! Well-maintained home with a neutral color palette throughout! Think of this home as your blank canvas ready to decorate!

Private: ALL SHOWINGS: schedule with ShowingTime 800-746-9464. PROPERTY INQUIRIES: contact Listing Agent, Mandy Lynn: mandy@pathpost.com Text/call (678) 637-5465. FOR OFFERS: send to offers@pathpost.com as PDF attachment with "639 Sunflower" as SUBJECT LINE; please do not send via dotloop. LISTING DOCUMENTS: in FMLS rDocs. Thanks for showing!

FEATURES

Bedroom:	Oversized Master
Master Bath:	Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen:	Breakfast Bar, Breakfast Room, Cabinets Stain, Kitchen Island, Pantry, Stone Counters, View to Family Room
Dining:	Open Concept, Separate Dining Room
Laundry:	Laundry Room, Upper Floor
Rooms:	Family Room

Accessibility:	None	Lot Features:	Front Yard, Landscaped, Level
Appliances:	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave	Other Equip:	None
Basement:	None	Other Struct:	None
Community:	Clubhouse, Homeowners Assoc, Near Trails/Greenway, Playground, Pool	Parking Feat:	Garage, Garage Door Opener, Garage Faces Rear
Cooling:	Central Air, Zoned	Parking	
Dock:	None	Patio/Porch:	Covered, Front Porch, Patio
Electric:	110 Volts, 220 Volts in Laundry	Pool Features:	None
Exterior:	Private Rear Entry	Pool Private:	
Fencing:	None	Road Front:	None
Fireplace #:	1	Road Surface:	Asphalt
Fireplace:	Factory Built, Family Room, Gas Log	Roof:	Composition
Flooring:	Carpet, Sustainable, Other	Security:	Smoke Detector(s)
Grn Bld Cert:		Sewer:	Public Sewer
Grn Efficiency:	None	Spa:	None
Grn Gen:	None	Utilities:	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Heating:	Zoned	View:	Other
HERS Index:		Water Frntage:	0
Horse Amen:	None	Water Source:	Public
Interior:	Double Vanity, Entrance Foyer, High Ceilings 9 ft Main, Tray Ceiling(s), Walk-In Closet(s)	Waterfront:	None
		Windows:	Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-105-000	Tax/Tax Year: \$516 / 2018	Land Lease: No
Land/Lot: 245	Section/GMD: 2nd	Lot: 117
District: 14	Deed Book/Page: 14376/2223	Block: 0
Plat Book/Page: 90/152	Special Circumstances: None	Lot Dim: x
Listing Conditions: None	Swim/Tennis: \$0	Initiation Fee: \$1,000
Association Fee: \$840 / Annually	Home Warranty: No	Assessment Due/Contemplated: No
Master Assoc Fee: \$0	HOA Rent Restriction: No	Assumable: No
HOA Phone:	Owner 2nd: No	eMail: info@liberty-pm.com
Owner Finance: No	Phone: 813-443-5160	
Mgmt Co: Liberty Property Managemen		

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: DUP	Agent: Path Post Team	Phone/Cell: 404-334-2402/404-334-2402
Firm License#: H-75552	Co-Agent: Mandy Lynn	Phone/Cell: 678-637-5465/678-637-5465
Office: Path & Post Real Estate (POST01)		Phone/Fax: 404-334-2402/770-573-3738
Show Inst: See Remarks, Showing Service ShowingTime		Email: info@pathpost.com
Selling Comm: 3	VRC: No	Dup FMLS#:
SB present offers direct to Seller: No	Lockbox: Supra	Owner Phone: 800-746-9464
Listing Contract Date: 03/10/2020	Owner: ShowingTime	Original List Price: \$259,900
	On-Market Date: 03/13/2020	

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-105-000	
Property Address:	639 Sunflower Dr , Canton, GA 30114-7250	
County:	Cherokee	Municipality:
Subdivision:	Park Village Ph 01	Owner:
		County District 14
		Piedmont Residentila LLC

Taxes: **\$513**
Tax Year: **2019**
Year Built:

Bedrooms: FP:
Full Baths: Stories:
Half Baths: Building Sqft:
Heat:
Water:
Sewer:

Market Value - Total: **\$42,000**
Market Value - Improvement:
Market Value - Land: **\$42,000**
Assessment Year: **2019**

Acres: **0.08**
Lot Sqft: **3,485**
Lot Depth:
Lot Width:
Parking:
Pool:

SOLD INFORMATION

Binding Agremnt Date: 03/26/2020

Prop Closing Date: 04/29/2020

DOM: 4

Total DOM: 4

Sell Agent: [KIMBERLEE BRYAN](#)

Co-Sell Agent:

Sell Office Code: CBRB16

Sell Company: [Coldwell Banker Residential Brokerage](#)

Closing Date: 04/29/2020 **Sale Price:** \$250,000

Costs Paid by Seller: \$0

SP/OLP %: 96%

Terms: Conventional

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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**Residential** - Detached

FMLS #: 6683302

653 Sunflower Drive

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: KWFA01

Availability: No conditions

Area: 111

State: Georgia, 30114-7250

Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	1	0	1
Lower	0	0	0
Total	4	2	1

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 2

Year Built: 2017

Arch Style: Craftsman

Condition: Resale

Sq Ft/Source: 2,092 / Public Records

Acres/Source: 0.0900 / Public Records

Const: Cement Siding, Stone

Directions: I-575 N to Exit 20. Right off exit. Left onto Fate Conn. Left onto Stoney Hollow rd, Left onto Sunflower Drive, house on right. GPS friendly.

Public: Beautiful Craftsman style home in sought after Park Village community! This well maintained 2 story open concept home is perfect for entertaining. Kitchen offers granite counters and large island flows into a spacious living room with fireplace and separate dining room. Front room on main floor is perfect for a study, playroom, or 4th bedroom. Master suite features tray ceilings, large walk-in closet, double vanity, separate garden tub/shower. Also includes sizable secondary bedrooms with walk-in closets. Tons of storage space and added attic storage are included in the garage. Private rear entry, covered front and back porch offer convenience and privacy. There is no shortage of amenities with a pool, clubhouse, exercise room, playground, and walking trails. Just minutes from shopping and restaurants!

Private: Please use showingtime to schedule showings.

FEATURES

Bedroom: Split Bedroom Plan
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Breakfast Room, Cabinets Stain, Kitchen Island, Pantry, Stone Counters, View to Family Room
Dining: Seats 12+, Separate Dining Room
Laundry: In Hall, Laundry Room, Upper Floor
Rooms: Family Room

<p>Accessibility: None Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator Basement: None Community: Clubhouse, Fitness Center, Homeowners Assoc, Near Trails/Greenway, Playground, Pool, Sidewalks, Street Lights Cooling: Central Air, Zoned Dock: None Electric: 110 Volts, 220 Volts in Laundry Exterior: Private Rear Entry Fencing: None Fireplace #: 1 Fireplace: Family Room, Gas Log Flooring: Carpet, Vinyl, Other Grn Bld Cert: Grn Efficiency: Thermostat, Water Heater Grn Gen: None Heating: Central, Natural Gas, Zoned HERS Index: Horse Amen: None Interior: Disappearing Attic Stairs, Double Vanity, High Ceilings 9 ft Lower, High Speed Internet, Tray Ceiling(s), Walk-In Closet(s)</p>	<p>Lot Features: Level Other Equip: None Other Struct: None Parking Feat: Attached, Driveway, Garage, Garage Door Opener, Garage Faces Rear, Kitchen Level Parking: Carports: 2 Garages: 2 Parking: 2 Patio/Porch: Covered, Front Porch, Patio Pool Features: None Pool Private: Road Front: None Road Surface: Paved Roof: Composition, Shingle Security: Carbon Monoxide Detectors, Smoke Detector(s) Sewer: Public Sewer Spa: None Utilities: Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities, Water Available View: Other Water Frntage: 0 Water Source: Public Waterfront: None Windows: Insulated Windows, Shutters</p>
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LEGAL | FINANCIAL | TAX INFORMATION

<p>Tax ID: 14N21B-00000-098-000 CPHB: None Land/Lot: 245 District: 14 Plat Book/Page: 90/- Listing Conditions: None Association Fee: \$70 / Monthly Master Assoc Fee: \$0 Assoc Includes: Maintenance Grounds HOA Phone: Owner Finance: No</p>	<p>Tax/Tax Year: \$2,693 / 2018 Section/GMD: 2 Deed Book/Page: Special Circumstances: None Swim/Tennis: \$0 Home Warranty: No HOA Rent Restriction: No Owner 2nd: No</p>	<p>Land Lease: No Lot: 110 Block: - Lot Dim: x Initiation Fee: \$1,000 Assessment Due/Contemplated: No Assumable: No</p>
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LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

<p>Agent License#: 364990 Firm License#: H-33313 Office: Keller Williams Rlty, First Atlanta (KWFA01) Show Inst: Showing Service ShowingTime, Text Listing Agent, Vacant Selling Comm: 3 VRC: No SB present offers direct to Seller: Yes Listing Contract Date: 02/20/2020</p>	<p>Agent: Jonathan Parker Co-Agent: Lockbox: Supra Owner: Call Agent On-Market Date: 02/20/2020</p>	<p>Phone/Cell: 404-729-9595/404-729-9595 Phone/Cell: Phone/Fax: 404-531-5700/404-531-5708 Email: evanparker@kw.com Dup FMLS#: Owner Phone: Original List Price: \$250,000</p>
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REALIST TAX INFORMATION

<p>Tax ID: 14N21B-00000-098-000 Property Address: 653 Sunflower Dr, Canton, GA 30114-7250 County: Cherokee Subdivision: Park Village Ph 01 Taxes: \$2,882 Tax Year: 2019 Year Built: 2017</p>	<p>Municipality: Owner: Market Value - Total: \$235,900 Market Value - Improvement: \$193,900 Market Value - Land: \$42,000</p>	<p>County District 14 Wooten Lance E</p>
--	--	---

Bedrooms: **4**
Full Baths: **2**
Half Baths: **1**
Heat: **Forced Air**
Water:
Sewer:

FP:
Stories: **2**
Building Sqft: **2,092**

Assessment Year: **2019**

Acres: **0.09**
Lot Sqft: **3,920**
Lot Depth:
Lot Width:
Parking: **Attached Garage**
Pool:

SOLD INFORMATION

Binding Agremnt Date: 02/23/2020

Prop Closing Date: 03/26/2020

DOM: 3

Total DOM: 3

Sell Agent: [Tracy Hoopingarner](#)

Co-Sell Agent:

Sell Office Code: ATCM05

Sell Company: [Atlanta Communities](#)

Closing Date: 03/26/2020 **Sale Price:** \$250,000

Costs Paid by Seller: \$3,000

SP/OLP %: 100%

Terms: Other

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

The accuracy of all information, regardless of its 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. Copyright 2020 FMLS

**Residential** - Detached**FMLS #:** 6640520**651 Sunflower Drive****City:** Canton**County:** Cherokee**Subd/Comp:** Park Village**Broker:** TSTR01**Availability:** No conditions**Area:** 111**Unit #:****State:** Georgia, 30114**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	1	0
Main	1	1	1
Lower	0	0	0
Total	4	2	1

SCHOOLS**Elem:** William G. Hasty, Sr.**Middle:** Teasley**High:** Cherokee**Bus Rte:****Bus Rte:****Bus Rte:****Subtype:** Single Family Residence**Levels/Stories:** 2**Year Built:** 2017**Arch Style:** Craftsman**Condition:** Resale**Sq Ft/Source:** 2,229 / Owner**Acres/Source:** 0.0830 / Estimated**Const:** Cement Siding**Directions:** Please use GPS

Public: Park Village is a wonderfully crafted community offering quality built new homes & tons of amenities. The Rosedale is our newest and most popular 2-story, master-on-main plan featuring a large open concept kitchen with island overlooking the spacious living/dining room. 2nd floor has large loft and 3 large bedrooms. Master bedroom/bath features tray ceilings, large walk-in closet, separate garden tub/shower. House has a private rear entry, low maintenance yard, covered front and back porch.

Private: Home is vacant, go and show! Submit offers/questions to the Co-List agent listed below (celina@realtyneedge.com). Send offers as PDF attachments only! Offers received Sun-Thur allow 24-48 hrs, Fri-Sat allow 48-72 hrs for response. EM Holder and Attorney to be McManamy, McLeod, Heller, LLC. Zillow holds a real estate license in GA.

FEATURES

Bedroom:	Master on Main
Master Bath:	Double Vanity, Soaking Tub
Kitchen:	Cabinets Stain, Solid Surface Counters, Eat-in Kitchen, Kitchen Island, Pantry Walk-In, View to Family Room
Dining:	Open Concept
Laundry:	Lower Level, Laundry Room
Rooms:	Loft

Accessibility:	None
Appliances:	Dishwasher, Gas Range
Basement:	None
Community:	Clubhouse, Homeowners Assoc, Playground, Pool, Sidewalks, Street Lights
Cooling:	Zoned
Dock:	None
Electric:	None
Exterior:	Other
Fencing:	None
Fireplace #:	1
Fireplace:	Circulating, Gas Log, Gas Starter, Glass Doors, Living Room
Flooring:	Carpet, Hardwood
Grn Bld Cert:	
Grn Efficiency:	Thermostat, Water Heater
Grn Gen:	None
Heating:	Natural Gas, Zoned
HERS Index:	
Horse Amen:	None
Interior:	High Ceilings 9 ft Main, High Ceilings 9 ft Upper, Double Vanity, High Speed Internet, Entrance Foyer, Tray Ceiling(s), Walk-In Closet(s)

Lot Features:	Level
Other Equip:	None
Other Struct:	None
Parking Feat:	Attached, Driveway, Garage, Level Driveway, Garage Faces Side
Parking	Carports: 2
Patio/Porch:	Covered, Enclosed, Front Porch
Pool Features:	None
Pool Private:	
Road Front:	None
Road Surface:	Paved
Roof:	Composition
Security:	None
Sewer:	Public Sewer
Spa:	None
Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
View:	Other
Water Frntage:	0
Water Source:	Public
Waterfront:	None
Windows:	None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B 099
CPHB: None
Land/Lot: 245 **District:** 14
Plat Book/Page: 90/152
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No
Mgmt Co: Liberty Community Mgmt

Tax/Tax Year: \$2,789 / 2018
Section/GMD: 2
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No

HOA Rent Restriction: Yes
Owner 2nd: No
Phone: 770-466-6331

Land Lease: No
Lot: 111 **Block:** 0
Lot Dim: 0x0
Initiation Fee: \$1,000
Assessment Due/Contemplated: No
Assumable: No
eMail: info@libertycm.com

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 264391
Firm License#: H-76364
Office: Realty One Group Edge (TSTR01)
Show Inst: Anytime Access, Vacant
Selling Comm: 3%
SB present offers direct to Seller: No
Listing Contract Date: 11/02/2019

VRC: No **Lockbox:** Supra
Owner: SPH Property Two, LLC
On-Market Date: 11/02/2019

Phone/Cell: 678-884-7933/678-884-7933
Phone/Cell: 404-436-0843/404-436-0843
Phone/Fax: 678-909-7709/
Email: offers@realtyneedge.com
Dup FMLS#:
Owner Phone:
Original List Price: \$260,900

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-099-000	County District 14
Property Address	651 Sunflower Dr , Canton, GA 30114-7250	Feaser Stephanie A
County:	Cherokee	
Subdivision:	Park Village Ph 01	
Taxes:	\$484	
Tax Year:	2019	
Year Built:	2017	
	Market Value - Total:	\$224,000
	Market Value - Improvement:	\$182,000
	Market Value - Land:	\$42,000

Bedrooms: **4**
Full Baths: **2**
Half Baths: **1**
Heat: **Forced Air**
Water:
Sewer:

FP:
Stories: **2**
Building Sqft: **2,229**

Assessment Year: **2019**

Acres: **0.08**
Lot Sqft: **3,485**
Lot Depth:
Lot Width:
Parking: **Attached Garage**
Pool:

SOLD INFORMATION

Binding Agremnt Date: 02/02/2020 **Prop Closing Date:** 03/06/2020 **DOM:** 92 **Total DOM:** 92
Sell Agent: [Deryl Horton](#) **Co-Sell Agent:** **Sell Office Code:** MSRE01
Sell Company: [Mark Spain Real Estate](#)
Closing Date: 03/13/2020 **Sale Price:** \$245,000 **Costs Paid by Seller:** \$525 **SP/OLP %:** 94% **Terms:** Conventional

Tuesday, June 23, 2020 **8:13 AM** **Requested By: Mike Stott**

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Residential - Detached
FMLS #: 6597032 **Broker:** PDMT01
341 Stoney Hollow Road
City: Canton
County: Cherokee
Subd/Comp: Park Village

Availability: No conditions
Area: 111
State: Georgia, 30114-7252
Lake: None

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	4	2	0
Main	0	1	0
Lower	0	0	0
Total	4	3	0

SCHOOLS

Elem: William G. Hasty, Sr.
Middle: Teasley
High: Cherokee

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence
Levels/Stories: 3 or more
Year Built: 2019
Arch Style: Traditional

Condition: To Be Built
Sq Ft/Source: 1,717 / Builder
Acres/Source: 0.0800 / Public Records
Const: Cement Siding

Directions: I-575 N to exit 20 - Riverstone Pkwy. Right off exit. Left onto Fate Conn Road. Park Village is on Left.

Public: Floor plan changed to the Mayfield. Beautiful 4 bedroom, 2.5 bath home - great square footage & layout in sought after Park Village which offers beautiful zero entry pool, clubhouse with workout room, nature trails and park. LVP flooring throughout main level. Large kitchen w/ granite counter tops and view to family room. Huge master suite with 2 additional large bedrooms. Master bath features sep tub/shower and double vanity w/ marble counter tops. To Be Built = Estimated completion date February 2020.

Private: To be Built - new construction in sought after Park Village! Lot 28 is Sales Center Lot (Second home site on right upon entering community). Builder pays 1k of 2k HOA initiation fee. Bring your buyers! Estimated completion date is February 2020. Plan changed to the Mayfield (more square footage). Bring your buyers! \$2,000 Broker Bonus!

FEATURES

Bedroom: Other
Master Bath: Double Vanity, Separate Tub/Shower, Soaking Tub
Kitchen: Kitchen Island, Pantry Walk-In, Solid Surface Counters, View to Family Room
Dining: Separate Dining Room
Laundry: Upper Floor
Rooms: Family Room, Living Room

Accessibility: None
Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
Basement: Interior Entry, Unfinished
Community: Fitness Center, Homeowners Assoc, Park, Playground, Pool, Sidewalks, Street Lights

Cooling: Zoned
Dock: None
Electric: Other
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Starter
Flooring: Other
Grn Bld Cert:
Grn Efficiency: Thermostat
Grn Gen: None
Heating: Natural Gas, Zoned
HERS Index:
Horse Amen: None
Interior: Double Vanity, High Ceilings 9 ft Main, Walk-In Closet(s)

Lot Features: Corner Lot
Other Equip: None
Other Struct: None
Parking Feat: Attached, Garage

Parking	Carports:	Garages:	Parking:
Patio/Porch: Deck		2	
Pool Features: None			
Pool Private:			
Road Front: Other			
Road Surface: Paved			
Roof: Shingle			
Security: None			
Sewer: Public Sewer			
Spa: None			
Utilities: None			
View: Other			
Water Frntage:			
Water Source: Public			
Waterfront:			
Windows: Insulated Windows			

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 14N21B-00000-028-000
Land/Lot: 0 **District:** 0
Plat Book/Page: 0/0
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No

Tax/Tax Year: \$0 / 2019
Section/GMD: 0
Deed Book/Page:
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: Yes

Land Lease: No
Lot: 28 **Block:** 0
Lot Dim: 0x0

Initiation Fee: \$2,000

HOA Rent Restriction: No
Owner 2nd: No

Assessment Due/Contemplated: No
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 370425
Firm License#: H-66170
Office: Piedmont Residential Realty, LLC. (PDMT01)
Show Inst: Anytime Access
Selling Comm: 3
SB present offers direct to Seller: No
Listing Contract Date: 08/03/2019

Agent: Denise Coats
Co-Agent:
VRC: No
Lockbox: None
Owner: Piedmont Residential LLC
On-Market Date: 08/03/2019

Phone/Cell: 770-883-2384/770-883-2384
Phone/Cell:
Phone/Fax: 678-366-6470/678-302-6940
Email: denisecoats@piedmontresidential.com
Dup FMLS#:
Owner Phone:
Original List Price: \$235,000

REALIST TAX INFORMATION

Tax ID:	14N21B-00000-028-000
Property Address	341 Stoney Hollow Rd, Canton, GA 30114-7247
County:	Cherokee
Subdivision:	Park Village Ph 01

Taxes:	\$513
Tax Year:	2019
Year Built:	

Market Value - Total:	\$42,000
Market Value - Improvement:	
Market Value - Land:	\$42,000
Assessment Year:	2019

Bedrooms:	FP:	Acres:	0.15
Full Baths:	Stories:	Lot Sqft:	6,534
Half Baths:	Building Sqft:	Lot Depth:	

Heat:
Water:
Sewer:

Lot Width:
Parking:
Pool:

SOLD INFORMATION

Binding Agremnt Date: 10/21/2019	Prop Closing Date: 03/15/2020	DOM: 79	Total DOM: 79
Sell Agent: Anna Stradley	Co-Sell Agent:	Sell Office Code: LAMK01	
Sell Company: Landmark Realty Associates, Inc.			
Closing Date: 02/28/2020	Sale Price: \$238,555	Costs Paid by Seller: \$5,000	SP/OLP %: 102%
			Terms: Conventional
Tuesday, June 23, 2020	8:13 AM		Requested By: Mike Stott

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**Residential** - Detached

FMLS #: 6657687

505 Wildflower Circle

City: Canton

County: Cherokee

Subd/Comp: Park Village

Broker: [RMTCC04](#)

Availability: No conditions

Area: 111

Unit #:

State: Georgia, 30114-7202

Lake: None

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

SCHOOLS

Elem: William G. Hasty, Sr.

Middle: Teasley

High: Cherokee

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 1

Year Built: 2015

Arch Style: Ranch

Condition: Resale

Sq Ft/Source: 1,606 / Public Records

Acres/Source: 0.1700 / Public Records

Const: Cement Siding, Stone

Directions: 575 N to Exit 20. Turn Right onto Riverstone Pkwy. Turn Left onto Fate Connector Rd. Turn Left onto Stoney Hollow Rd. Turn Left onto Park Village Drive. Left onto Wildflower Circle and home will be on Left.

Public: All you need to do is unpack! Enjoy one-level living in this meticulously kept, turnkey ranch home. The foyer, with its warm hardwoods, welcomes you inside. As you step in, you'll enjoy the open concept and notice the large, well equipped kitchen with island that overlooks the family room w/fireplace and eating area - all perfect for entertaining your family and friends. The master, with ensuite bath, is oversized with a trey ceiling & generous walk-in closet, in addition to 2 additional bedrooms and a full bath. Enjoy cookouts on the patio in your private, fenced-in back yard. This neighborhood is rich with amenities including a large pool, a fitness center, playground, basketball hoop and walking trail! Just a couple minutes walk to the pool/playground/fitness center! This home won't last long!

Private: UNDER CONTRACT BUT SELLER STILL SHOWING AND TAKING BACKUP OFFERS***Please direct all questions, inquiries and offers to Co-Listing agent, Lynn Patacca, at (770) 722-5713. Seller had an inspection performed before listing and has made repairs. Seller will pay \$500 of the HOA Initiation fee for Buyer. Seller will leave the refrigerator with a full price offer.

FEATURES

Bedroom:	Master on Main
Master Bath:	Double Vanity, Shower Only
Kitchen:	Breakfast Bar, Cabinets Stain, Kitchen Island, Laminate Counters, Pantry Walk-In, View to Family Room
Dining:	Open Concept
Laundry:	Laundry Room, Main Level
Rooms:	Family Room

Accessibility:	None
Appliances:	Dishwasher, Disposal, ENERGY STAR Appliances, Gas Range, Microwave
Basement:	None
Community:	Clubhouse, Fitness Center, Homeowners Assoc, Playground, Pool, Street Lights
Cooling:	Ceiling Fan(s), Central Air
Dock:	
Electric:	110 Volts, 220 Volts
Exterior:	Private Front Entry, Private Rear Entry
Fencing:	Back Yard, Fenced
Fireplace #:	1
Fireplace:	Family Room, Gas Starter
Flooring:	Carpet, Hardwood
Grn Bld Cert:	
Grn Efficiency:	Thermostat, Windows
Grn Gen:	None

Lot Features:	Back Yard, Front Yard, Landscaped, Level
Other Equip:	Satellite Dish

Other Struct:	None
Parking Feat:	Attached, Garage, Garage Faces Front

Parking	Carpports:	Garages: 2	Parking:
Patio/Porch:	Patio		
Pool Features:	None		
Pool Private:			
Road Front:	Private Road		
Road Surface:	Asphalt, Paved		
Roof:	Composition, Shingle		
Security:	Fire Alarm, Smoke Detector(s)		
Sewer:	Public Sewer		
Spa:	None		
Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available		
	Other		

Heating:	Forced Air
HERS Index:	
Horse Amen:	None
Interior:	Double Vanity, Entrance Foyer, High Ceilings 10 ft Main, High Speed Internet, Walk-In Closet(s)

View:	
Water Frntage:	
Water Source:	Public
Waterfront:	
Windows:	Insulated Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [14N21B-00000-145-000](#)
Land/Lot: 245 **District:** 14
Plat Book/Page: 97/46
Listing Conditions: None
Association Fee: \$70 / Monthly
Master Assoc Fee: \$0
Assoc Includes: Swim/Tennis
HOA Phone:
Owner Finance: No
Mgmt Co: Liberty Community Mgmt

Tax/Tax Year: \$391 / 2018
Section/GMD: 2
Deed Book/Page: 14186/2808
Special Circumstances: None
Swim/Tennis: \$0
Home Warranty: No

HOA Rent Restriction: Yes
Owner 2nd: No
Phone: 770-466-6331

Land Lease: No
Lot: 73 **Block:** 0
Lot Dim: 106x51x99x69
Initiation Fee: \$1,000

Assessment Due/Contemplated: No
Assumable: No
eMail: info@libertycm.com

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: DUP
Firm License#: H-19219
Office: [REMAX Town & Country Innovative Properties Group](#) (RMTCC04)
Show Inst: See Remarks, Showing Service ShowingTime
Selling Comm: 3% **VRC:** No **Lockbox:** Supra
SB present offers direct to Seller: No **Owner:** On File
Listing Contract Date: 12/30/2019 **On-Market Date:** 01/02/2020

Agent: [Sandra Watkins And Co](#)
Co-Agent: [LYNN PATACCA](#)

Phone/Cell: 404-410-2927/770-324-3680
Phone/Cell: 770-722-5713/770-722-5713
Phone/Fax: 404-410-2927/000-000-0000
Email: homes@sandrawatkinsandco.com
Dup FMLS#:
Owner Phone:
Original List Price: \$235,000

REALIST TAX INFORMATION

Tax ID: 14N21B-00000-145-000
Property Address: 505 Wildflower Cir, Canton, GA 30114-7202
County: Cherokee
Subdivision: Park Village Ph 01b

Municipality:
Owner:

County District 14
Parish Cheryl B

Taxes: **\$381**
Tax Year: **2019**
Year Built: **2015**

Market Value - Total: **\$199,400**
Market Value - Improvement: **\$157,400**
Market Value - Land: **\$42,000**
Assessment Year: **2019**

Bedrooms: **3** FP:
Full Baths: **2** Stories: **1**
Half Baths: Building Sqft: **1,606**
Heat: **Forced Air**
Water:
Sewer:

Acres: **0.17**
Lot Sqft: **7,405**
Lot Depth:
Lot Width:
Parking: **Attached Garage**
Pool:

SOLD INFORMATION

Binding Agremnt Date: 01/03/2020

Prop Closing Date: 01/31/2020

DOM: 1

Total DOM: 1

Sell Agent: [DAVID T LONG](#)

Co-Sell Agent:

Sell Office Code: CHSS01

Sell Company: [Chapman Hall Realtors](#)

Closing Date: 01/31/2020 **Sale Price:** \$238,000

Costs Paid by Seller: \$0

SP/OLP %: 101%

Terms: Other

Tuesday, June 23, 2020

8:13 AM

Requested By: Mike Stott

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