

# AGENT HANDOUT



<b>MLS #:</b> 203625	<b>Price:</b> \$330,000	<b>Status:</b> ACTIVE
<b>Address:</b> 63 Dahoon Way		
<b>City:</b> Byron	<b>Zip:</b> 31005	
<b>County:</b> Peach County	<b>Type:</b> Single Family Attached	
<b>Subdvn:</b> Hampton Oaks	<b>Appx Age:</b> 0	<b>Yr Built:</b> 2020
<b>Area:</b> Peach County	<b>Grg/Cpt Capacity:</b> 3	
<b>Class:</b> RESIDENTIAL	<b>Elementary School:</b> Kay Road	
<b># Bedrooms:</b> 4	<b>Middle School:</b> Byron	
<b>Full Baths:</b> 3	<b>High School:</b> Peach County	
<b>Half Baths:</b> 0	<b>Pool:</b> None	<b>Level:</b> 1 Story
<b>Total Apx Finished SqFt:</b> 3,000	<b>\$/Finished SqFt:</b> \$110.00	
<b>Approx Acreage:</b> 0.78	<b>DOM:</b> 0	
<b>Lot Size/Dimensions:</b>		
<b>New Loan Type:</b> Conventional, FHA, VA, USDA		

Virtual Tour  
06/29/2020 11:44 AM



**LO Code:** PREST

**LA:** Richard Tritt - MOB: 478-256-8487

**LO:** PRESTIGE REALTY - 478-953-5997

**Co-LA:**

**Co-LO:**

## GENERAL INFO

Above Grade Finished SqFt	<b>3,000</b>	# of Living Areas	<b>9</b>	Kitchen
Below Grade Finished SqFt	<b>0</b>	# of Dining Areas	<b>1</b>	Laundry Room
Below Grade Unfinished SF	<b>0</b>	Total # of Rooms	<b>10</b>	Master Bedroom on MainFlr <b>Yes</b>
SqFt Source	<b>Floor Plans</b>	Split Bedroom Plans	<b>Yes</b>	Master Bedroom
Construction Status	<b>Under Construction</b>	Foyer		Bedroom 2
Estimated Compl Date	<b>8/31/2020</b>	Living Room		Bedroom 3
Lease Purchase	<b>No</b>	Great Room		Bedroom 4
City Taxes Payable To	<b>Byron</b>	Den/Family Room		Bedroom 5
SEWER	<b>Septic Tank</b>	Dining Room		Other Room 1
WATER	<b>City/County</b>	Dining Room Type	<b>Separate</b>	Other Room 2
# of Fireplaces	<b>1</b>	Breakfast Area		Secondary Suite Y/N <b>No</b>

## FEATURES

KITCHEN FEATURES	<b>Eat-In, Solid Surface Countertop</b>	OTHER ROOM DESCRIPTION	<b>Formal Dining Room</b>
KITCHEN APPLIANCES	<b>Electric Range, Disposal, Dishwasher, Microwave</b>	EXTERIOR CONSTRUCTION	<b>Brick (4 Sides)</b>
FLOOR COVERING	<b>Carpet, Hardwood, Tile</b>	SUBSTRUCTURE	<b>Slab</b>
HEAT	<b>Heat Pump</b>	GARAGE/CARPORT	<b>Attached</b>
AIR CONDITIONING	<b>Heat Pump</b>	EXTRAS	<b>Covered Patio, Garage Door Opener, Garden Tub, Sprinkler</b>

## LEGAL

Land Lot	<b>180</b>	Block		Plat Book		DB Page		Tax ID	
District	<b>6</b>	Phase		PB Page		Assume	<b>No</b>	HOA Fee	<b>0</b>
Lot #	<b>8</b>	Section	<b>1</b>	Deed Book		USDA Y/N	<b>No</b>	HOA Freq	<b>N/A</b>

## DIRECTIONS

**Take GA-247 CONN W. to Newell Rd. Continue on to Newell Rd. Drive to Dahoon Way.**

## SHOWING INFO

TO SHOW	<b>Call Listing Office/Agent</b>	Occupancy	<b>Under Construction</b>	Owner 1	
KEY	<b>Listing Office</b>	COOP	<b>2.5</b>	Owner 1 Phone 1	
Agency	<b>Exclusive Right of Sale</b>	Foreclosure (Y/N)	<b>No</b>	Short Sale (Y/N)	<b>No</b>

## REMARKS

**This is a 3 car garage residence. The master bedroom has a 3 way dressing mirror, and a large walk in closet. Wood floors are in the master bedroom, living room, dining room and foyer. Sprinklers are in front, back and side of the house.**

## AGENT REMARKS

Virtual Tour

## SOLD INFO

Contract Date	Selling Agent 1 - Agent Name and Phone	Latitude
Closing Date	Selling Office 1 - Office Name and Phone	Longitude
How Sold	Co-Selling Agent 2 - Agent Name and Phone	
Sold Price	Co-Selling Office 2 - Office Name and Phone	
Seller Concessions		

This information is deemed reliable, but not guaranteed.