



**Developed Lots**

#:3419874 **Active** **Broker:** KWAD01 **Area:** 31 **Map:** 834A9  
**3387 OAKCLIFF ROAD** **Media:** 8  
**City:** ATLANTA **State:** Georgia **County:** FULTON **Zip:** 30331-1637  
**Subdivision:** BONNIES PLACE **Lake Name:** NONE **Waterfront:** 0  
**Proposed**  
**Elem:** USHER **Middle:** HARPER-ARCHER **High:** DOUGLASS  
**Directions:** I-285 EXIT TO RAMP FOR SR-139 MARTIN LUTHER KING DRIVE SW TOWARDS ADAMSVILLE. RIGHT ON DELMAR LANE, THEN IMMEDIATELY LEFT ONTO HEMPHILL SCHOOL ROAD. RIGHT ON OAKCLIFF ROAD NW.

\$ 400,000

**Public Remarks**

ATTENTION DEVELOPERS! 10 LOT SUBDIVISION ON 2.75 ACRES, ZONED R4 IN SOUTH FULTON CO. CONCEPTUAL SITE PLAN APPROVED WITH LAND DISTURBANCE PERMIT!! WATER AND SEWER AVAILABLE. NEARBY HOMES SELLING IN MID TO HIGH 300'S!!

**Lot**

**Description**

**Type:** Other **Location:** Other **Setting:** None  
**OnSite Utility:** On Site Util - Sewer, On Site Util - Pub Water  
**Improvement:** Improv-None **Road Type:** Paved  
**Topography:** Topo-Rolling **Vegetation:** Vege-Partially Wooded  
**Restrictions/Requirements:** None  
**Current Zoning:** R4 **Total Acreage:** 2.75 **Lot Dimensions:** 2.7 ACRES **Approx Lot Size:** 2 Up To 3 Acres

**Other Descriptive Information**

**Docs@Office - Envi Study** **Docs@Office - Sewer Map** **Amen-None**  
**Docs@Office - Impctstudy** **Docs@Office - Survey** **Dock - No Dock**  
**Docs@Office - Plat** **Docs@Office - Topo Map**

**Legal, Financial & Tax Information**

**Tax ID:** [14-0243-0008-006](#) **LandLot:** 243 **District:** 14 **Section:** 0 **Lot:** 0 **Block:** 0008  
**Plat Book/Page:** 00/0 **Tax/Tax Yr:** \$454/2006 **Swim/Tennis:** \$0/None **Annl Assoc Fee:** \$0/None  
**Special:** None **Owner Finance:** N **Assumable:** No

**Sold Information**

**Sale Price:** \$ **Terms:** **Closing Date:** **Pending Date:**  
**Original List Price:** \$ 400,000 **Prop Closing Date:**  
**SP/OLP %:** 0% **Costs Paid by Seller:**  
**Sell Agent ID:** **Sell Agent:** **Sell Office:**

Mon, Feb 12, 2007 10:51 AM

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Requested By: [SUSAN POWELL](#)