

How it Works

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Overview

We will be taking offers today on the above-mentioned property today. The property will be sold today to the highest and best offer. If there are two offers that are the same, than we will call you at the number provided to give you a chance to raise your offer. Please feel free to walk around and inspect the property as the property will be sold in "as is" condition.

Terms

The property shall be purchased using cash or private financing only. No conventional or FHA financing will be accepted.

- A \$2,500 non-refundable deposit shall be due 24 hours after seller acceptance.
- Closing shall be on or before 5 days of acceptance.
- Closing will take place at: Fred P Kross P.C.
- Buyer to receive clean title at time of close of escrow.
- Realtors to add their fee to the offer price, which will be paid out of escrow.

Requirements

All offers must be full executed today. Buyer to purchase property in "as is" condition. Buyer to purchase using cash or private financing within five days of acceptance. A \$2,500 non-refundable deposit will be collected 24 hours after acceptance.

The Process

1. Due diligence to be done before signing contract.
2. Winning buyer will be called and emailed.
3. \$2,500 earnest money deposit to the title company by 10am the following business day
4. Closing shall be 5 days after acceptance.
5. Possession of the property shall be delivered on closings day.

Property Details

3 BEDS, 2.5 BATH – 2,329 Sq.Ft. –
Built in 1987 – 1/2-1 Acre Lot

Beautiful Ranch home in a cul-de-sac. Gorgeous serene backyard with huge deck, salt water above ground pool and a park-like upper area with a huge fire pit and so much privacy! Inside is very unique floor plan with all the character and upgrades. Master bedroom is spacious and boasts 3 huge floor to ceiling windows, walk-in closet and great master bath with tile floors, double vanity and stand up shower. Secondary bedrooms are joined with a very spacious jack & Jill bath. Living room is HUGE and has a built in bar area. Kitchen has beautiful granite counters, newer cabinets and all stainless steel appliances. Spacious eat in area and breakfast bar. All this and only a 5 minute ride to the Gwinnett Braves stadium and 10 minutes to the Mall of Georgia!