

# FOR SALE by Owner

1817 Enid Drive, Lithonia, Georgia

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**Not your typical home! LOTS OF NATURAL LIGHT!**  
**16' CATHEDRAL CEILING GREAT ROOM**  
**LARGE LOT – BACKYARD PRIVACY - MATURE SHADE TREES**  
**CHARMING COMFORT. Much larger than it appears! MUST SEE!!!**

WAS ~~\$225,000~~ **REDUCED TO \$197,500**  
**negotiable**

**This home needs nothing – It is in great condition!**  
**SEE PROPERTY DESCRIPTION ON BACK**

- **16' Cathedral Ceiling Great Room, All Brick Fireplace. 2,700sf of 'natural daylight' large window walls make home bright and open. Hardwood floor foyer & dining room.**
- **BRAND NEW Gorgeous Granite Counter tops, sinks, faucets, floors & lighting in kitchen & bathrooms.**
- **BRAND NEW** Ceramic smooth top range w/ 5.3 cf self-cleaning oven - 7.09 - 1 yr. warranty.
- **Potential income from mother/mother-in-law suite or rental apartment** (would produce **\$700-\$800/month extra income**). **Separate entrance and HVAC system**, (only needs kitchenette and bathroom),
- **Great Neighborhood!** Well-built home on a large lot **professionally landscaped by landscape architect**. Lots of **mature shade trees, flowering ornamental trees & shrubs, annuals & perennials**.
- **Private backyard** with woods behind. No neighbor on right. Shaded brick patio, large lot is a refreshing alternative to many new subdivisions/poorly built homes on tiny treeless lots with no shade or privacy.
- 18qtall tree swing & tree fort for children, trampoline - **a child's delight!**
- **Quiet established neighborhood with great neighbors, no 'thru' traffic**, full of mature trees.
- **6 panel stained wood doors and moldings**, oak flooring in foyer & dining room, high-end beige carpet in living room and master bedroom suite, new carpet in family room.
- **Convenient location!** Just 3 miles from the new Stone Crest Mall on I-20 east at Turner Hill Road exit, close to Publix Market, 23 miles to downtown Atlanta, 15 minutes to Stone Mountain Park, and 10 minutes to Arabia Mountain Park.
- **Fireplace** with glass doors and spark screen located in the west end of the vaulted-ceiling family room can be enjoyed from the dining room at the east end of the great room.
- **4 bedrooms**, PLUS a study (that could be a nursery/bedroom #5 adjacent to the master bedroom suite), 2 baths, great room with family and dining delineated by low bookshelf and see through cedar display wall, up-graded white kitchen with blue accents on walls and floor tiles, new (5.06) dishwasher, range, large playroom with south window-wall & east bay window, workshop/storage room.
- New HVAC system (November 2003) with a 20/5/1-year Warranty. No worries heating & cooling this home!
- New AO Smith hot water heater installed March 2004.
- Carpets recently steam-cleaned.
- Lithonia High School (brand new school) & Rock Chapel Elementary school.
- Termite Inspection Certificate is up to date. Terminix transferrable warranty on home!
- Comcast cable internet (20mbps dn-4mbps up) and TV connections in study, family & play rooms. Also, new Southern Bell network interface device and home run telephone line to computer/study room for high speed DSL internet connection (700qfrom the Southern Bell NID . so connection speed is quick if you choose DSL over cable), duplex outlets in study are dedicated lines from the panel box.
- Freshly painted interior walls & ceiling, and freshly stained exterior and painted trim,
- **Beautiful lush xeriscape landscape** by a professional licensed landscape architect, (by far the prettiest and most mature in the area . 25qJapanese Maples, magnificent 35q Flowering Dogwood, 70q Water Oak, Southern Red Oak, Sycamore, Hickory, Ash and Post Oak shade trees, perennial and annual flower borders and boxes - something in bloom all year!) Mature hardwood trees provide summer shade and cooling, private backyard fenced brick patio with an outcropping of the Stone Mountain granite, Woodlot adjacent to rear yard provides walking trails and a home for wildlife (deer are frequent visitors) 1,100 acre forest with mature trees, streams and walking trails at the end of our neighborhood street.
- **Organic vegetable garden**. Decades of decomposed leaf mold humus soil amendments enrich the soil and a fall leaf staging area piled with leaves that are creating additional leaf-mold humus soil amendments.
- **12 month - 1 mi. radius comp. sales - \$159,900-\$335,000. Current 1 mi. radius comp. listings \$152,000-\$2,500,000.**
- **SHOWN ONLY BY APPOINTMENT TO BUYERS PRE-APPROVED BY A DIRECT LENDER**
- **To schedule an visit or ask questions - email Paul <[pjvh9@yahoo.com](mailto:pjvh9@yahoo.com)> or call 404.556.5499.**

#### **DIRECTIONS:**

I-20 east to Turner Hill Road (Stone Crest Mall exit #75), north 3 miles on GA hwy. 124 to traffic light at Pleasant Hill Road, right 0.3 mile to Thompson Terrace Subdivision, left on Enid Drive, 5<sup>th</sup> house on left at 1817 (on the mailbox). For more photos, see: <http://forsalebyowner.com/> - search for listing #10111749.