

# Full Report



GAMLS

MLS #: 03098057

Trip

Address: 269 BLACK OAK DRIVE SE

List Price: \$199,000

**Georgia MLS  
\*\* SINGLE FAMILY RESIDENCE \*\***

MLS#: 03098057	269 BLACK OAK DRIVE SE SPARTA, GA 31087	LP: \$199,000 COUNTY: HANCOCK	S: N LD: 01/27/2011
AREA: 745- HNCK	SUBDIV: ISLAND CREEK	OWNR: FSD FEE SIMPLE DETACHED	XD: 12/31/2011

LAKE/RIVER: SINCLAIR	OTHER LAKE/RIVER:	PRDS: LAKE		
TAX ID: 007D 137	TAXES:	TXYR: 2011	YR: 2008	#FP: 1
LL:	DIST:	SEC:	LOT: 269	BLK:
PB: 6	PB#: 288	WARR: Y	FEE\$: 0	UNIT:
NCO: Y	TOT_ACRES: .54	ACR_SRC: PUBLIC RECORD	LTD: M:	

ES: M E LEWIS	ES-BUS: Y	MS: HANCOCK CENT	MS-BUS: Y	HS: HANCOCK CNTRL	HS-BUS: Y
#BR: 3	BR-UP: 2	BR-MAIN: 1	BR-LOW: 0	SQFT_A: 1440	SQFT_UB: 0
#FULL BATHS: 2	F.BATHS-UP: 1	F.BATHS-MAIN: 1	F.BATHS-LOW: 0	SQFT_B: 0	SQF_SRC: PUBLIC RECORD
#HALF BATHS: 1	H.BATHS-UP: 0	H.BATHS-MAIN: 1	H.BATHS-LOW: 0	SQFT_TOT: 1440	

Remarks: **BANK OWNED FORECLOSURE - LAKE SINCLAIR 3 BD, 2.5 BA NEW HOME. HARDI SIDING EXTERIOR, VAULTED CEILING, FIREPLACE, SS APPLIANCES, MASTER ON MAIN, GARDEN TUB, SEP SHOWER, LAMINATE WOOD FLRS, CARPET & TILE, FULL UNFINISHED BASE**

Directions: **HWY 16 TO R ON HUNTS CHAPEL RD, R ON PUMPING STATION RD, L ON WARREN CHAPEL RD, R ON ISLAND CREEK CHURCH/JONES CH APEL, R ON EASY STREET, R ON LAKE SINCLAIR DR, L BLACKOAK**

LB: KWLO01	LB#: 706-485-0088	LA INTERNET: jdlakeoconee@gmail.com	
LAN: JAMIE DUTTON	LA'S ID: DUTTONJAMIE	LA#: 706-473-0990	LA BEEP: 706-473-0990
LA2N:	LA2'S ID:	LA2#:	LA2BEEP:

OWN:	OWN#:	VRC: N
OE1:		CO: 3.00
OE2:		

MLS#:	03098057
AMEN:	LAKE
BOAT:	SHARED DOCK
BSMT:	BATH STUBBED, CONCRETE, DAYLIGHT, ENTRANCE, INSIDE, ENTRANCE, OUTSIDE, FULL
CON:	CONCRETE SIDING
COOL:	ELECTRIC, CEILING FAN, CENTRAL, HEAT PUMP, ZONED/DUAL
DESC:	SINGLE FAMILY RES
EGY:	DOUBLE PANE, INSULATION-CEILING, INSULATION-FLOOR, WATER HEATER-ELECTRIC
EQP:	DISHWASHER, ICEMAKER LINE, MICROWAVE BUILT IN, RANGE/OVEN
EXT:	DECK/PATIO
FEE_INC:	NONE
FPL:	IN GREAT/FAMILY ROOM
FPT:	FACTORY BUILT
HEAT:	ELECTRIC, CENTRAL, HEAT PUMP, ZONED/DUAL
INT:	VAULTED CEILINGS, WALL-TO-WALL CARPET, DOUBLE VANITY, GARDEN TUB, WALK-IN CLOSET, SEPARATE SHOWER, TILE BATH, TILE FLOORS

KTBK: BREAKFAST AREA,ISLAND  
LAGR: EXCL RT TO SELL  
LDY: KITCHEN AREA  
LTYP: LAUNDRY ROOM  
LTDS: .5-1 ACRE,LEVEL,SLOPING,WATERFRONT,DOCK OR DOCK RIGHTS,WATER VIEW  
ONCN: FORECLOSURE,BANK OWNED  
PFIN:  
PHOT: BROKER PROVIDED PHOTO  
POSS: AT CLOSING  
PRK: PARKING PAD,KITCHEN LEVEL ENTRY  
ROOF: COMPOSITION  
RMS: GREAT ROOM,MASTER ON MAIN LEVEL,STUBBED BATH  
SHO: CALL AGENT ONLY,SEE REMARKS,VACANT,LOCKBOX GAMLS NON-COMPATIBLE  
STO: 1.5 STORIES  
STY: RANCH  
W/S: SEPTIC TANK,COMMUNITY WELL  
LAKE: SINCLAIR

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SP:  
OLP: \$199,000  
DOM: 174  
SCD:

SA:  
SB:  
FIN:

OMD:  
PCD:  
CLD:  
DDD:

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

To Report any Listing Discrepancies [Click Here](#)

## ALL FIELDS DETAIL

Paragon - LAKE Oconee MLS



MLS #	28613	Bedrooms	3
Status	ACTIVE	Full Baths	2
Type	Single Family	Half Baths	1
Address	269 BLACK OAK DRIVE	Location	Lake Sinclair Area
City	Sparta	Basement	Yes
State	GA		
Zip	31087		
County	Hancock		
Class	RESIDENTIAL		
Asking Price	\$199,000		
Sale/Rent	For Sale		
IDX Include	Yes		

## GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Property Status	Bank Owned/REO	Foreclosure (Y/N)	Yes
Agent Hit Count	56	Client Hit Count	31
SubType	Lake Comm Home	Subdivision	ISLAND CREEK
Lake Access	Private Frontage	Agent	<a href="#">JAMIE DUTTON - CELL: (706) 473-0990ext. 116</a>
Listing Office 1	<a href="#">KELLER WILLIAMS REALTY LAKE OCONEE - offic: (706) 485-0088</a>	Listing Type	Exclusive Right to Sell
Extent of Service	Full Service	Buyers Broker Comm%	3
Variable Rate Comm Y/N	No	Listing Date	1/27/2011
Expiration Date	12/31/2011	Possession	Closing
Tax Map & Parcel	007D 137	Deed & Page	381, 136
Plat & Page	6, 288	Lot #	269
Approx # of Acres	0.54	Acreage Source	Assessors Data
Lease Lot Y/N	No	General Zoning Class	Residential
Seawall	Wood	Covenants Y/N	Yes
Approx Heated SqFt	1440	SqFt Source	Assessors Data
Year Built	2008	New Construction Y/N	Yes
Great Room Level	1	Great Room Features	Vaulted Ceiling, Fireplace
Kitchen Level	1	Kitchen Features	L. Wood Floors, SS Appliances
Utility Level	1	Utility Features	Tile Floors
Master Bedroom Level	1	Master Bedroom Features	Access to Covered Porch, Carpet
Bedroom 2 Level	2	Bedroom 2 Features	Carpet
Bedroom 3 Level	2	Bedroom 3 Features	Carpet
Directions	Hwy 16 to R on Hunts Chapel Rd, Right on Pumping Station Rd, L on Warren Chapel, R on Island Creek Church/Jones Chapel Rd, Right on Carrs Station Rd, R on Easy Street, Right on Lake Sinclair Dr, L on Black Oak. House is on Left	Associated Document Count	0
Update Date	2/1/2011	Status Date	2/1/2011
HotSheet Date	2/1/2011	Price Date	2/1/2011
Original Price	\$199,000	Days On Market	174
Days On MLS	169		

## FEATURES

<b>AIR</b>	<b>EXTERIOR</b>	<b>EXTERIOR FEATURES</b>	<b>SHOWING INSTRUCTIONS</b>
Central Electric	Hardy Board	Covered Deck	Anytime
Heat Pump	<b>HEAT</b>	Covered Patio	Combination Lockbox
<b>APPLIANCES</b>	Central	Covered Porch	Courtesy Call/Show
Built in Microwave	Electric	Storage Room	Sign
Cook Top	Heat Pump	<b>ROOF</b>	Vacant
Dishwasher	<b>LEVELS (W/O BASEMENT)</b>	Asphalt/Comp Shingle	<b>SUBSTRUCTURE</b>
Vent Hood	1 1/2 Story	<b>ROOM FEATURES</b>	Daylight Basement
StainlessSteel Appliances	<b>PROPERTY FEATURES</b>	Breakfast Bar	Full Basement
<b>ARCHITECTURAL STYLE</b>	Gravel Drive	Dual Sinks	<b>TOPOGRAPHY</b>
Cape Cod	Paved Driveway	French Doors	Gentle Slope
Site Built	Paved Walkway	Garden Tub	Level
<b>DOCK</b>	<b>OTHER ROOMS</b>	Island	Open
Shared	Attic w/ Pull Down Stairs	Prefab Fireplace	<b>TV/CABLE/COMMUNICATIONS</b>
<b>DOCUMENTS ON FILE</b>	<b>FLOORING</b>	Separate Shower	Satellite Dish

**FEATURES**

Plat  
**DRINKING WATER SOURCE**  
 Community Well

Carpet  
 Laminate  
 Tile  
 Wood

Trey Ceiling  
 Vaulted Ceiling  
**SEWER**  
 Septic

**WATER HEATER**  
 Electric  
**WATER OR WATER VIEW**  
 Lakefront  
 Main Lake

**FINANCIAL**

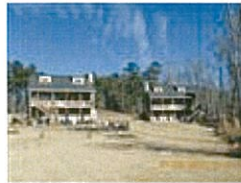
**Input Date** 2/1/2011 10:12:00 AM

**PUBLIC REMARKS**

Bank Owned Foreclosure - Lake Sinclair 3 Bd, 2.5 Ba New Home offers Big Main Lake Views, Shared Dock and Common Area with 1 House Next Door. Features include Hardi Board Exterior, Vaulted Ceiling, Laminate Wood Floors, Carpet & Tile, SS Appliances, Fireplace, Master on Main, Garden Tub, Sep Shower, 2 Bds Upstairs with Shared Bath, Full Unfinished Basement, Stubbed for Bathroom & Ready to Finish, Covered Lakeside Deck & Patio, Sodded Landscaped Yard. 1 Year Home Warranty.

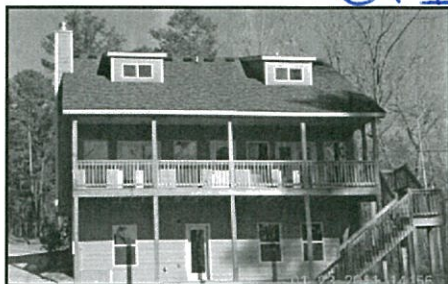
**AGENT ONLY REMARKS**

Agents Easy to Show: Call Jamie Dutton 706-473-0990. For Combo Lock Box Code

**ADDITIONAL PICTURES****DISCLAIMER**

Certain information has been provided by the Seller. Information is deemed reliable, but not guaranteed.

*CTI - millidgeville MS*



## 269 BLACK OAK DRIVE

List Price: **199,000**

**Single Family**

Mls#: **23950**

**Active**

City: **Sparta**

Zip: **31087**

Rooms	Dim	Lvl	Bedrooms:	<b>3</b>	Closets:	<b>6</b>	Deed Book:	Pg:
Living Room:			Full Baths:	<b>2 Part: 1</b>	Approx Sq Ft:	<b>1440</b>	Plat Book:	<b>6</b> Pg: <b>288</b>
Dining Room:			Rooms	Dim	Lvl	Year Built:	Map #:	Parcel:
Kitchen:		<b>1</b>	Master Bed:		<b>1</b>	Stories/Levels:	Area:	<b>Hancock SW</b>
Great Room:		<b>1</b>	Bedroom 2:		<b>2</b>	Taxes:	Subdivision:	<b>ISLAND CREEK</b>
Breakfast Rm:		<b>1</b>	Bedroom 3:		<b>2</b>	Lot Number:	Waterfront:	<b>On Water</b> Depth: <b>3</b>
Porch:		<b>1</b>	Bedroom 4:			Site Blt Ar/Only:	Lot Dimensions	
Deck:		<b>1</b>	Other Rm 2			Acreage:	Right:	Left: Back:
Other Rm 1			Gar/Carport:			Zoning:	Road Front:	Water Fr:

Heating:	<b>Central Electric, Heat Pump</b>	Pres Use:	<b>Building(s)</b>
Cooling:	<b>Central Electric, Heat Pump</b>	Ownersh:	<b>Fee Simple</b>
Water:	<b>Community Water Avail</b>	Location:	<b>Lake Sinclair</b>
Telephon:	<b>Bell South</b>	Seawall:	<b>Wood, None</b>
Electric:	<b>Washington EMC</b>	Road:	<b>Asphalt</b>
Sewage:	<b>Septic System Installed</b>	Driveway:	<b>Concrete, Gravel</b>
Connect:	<b>Elect Stove, Elect Water Heat, Elect Dry, Washe</b>	Construct:	<b>Site Built</b>
Fin Term:	<b>Cash/New Loan</b>	Basemnt:	<b>Full Unfinished</b>
Tv Servic:	<b>Other</b>	Hm Style:	<b>Ranch</b>
Roof:	<b>Asphalt Shingle</b>	Pool:	<b>None</b>
Gar/Park:	<b>Driveway Parking</b>	Interior:	<b>Sheetrock/Drywall</b>
Bt House:	<b>See Remarks</b>	Exterior:	<b>Concrete Hardboard</b>
Occupied:	<b>Vacant</b>	Floors:	<b>Wood, Carpet, Terrazzo/Tile</b>
Key:	<b>Lockbox, See Key Remarks</b>	Schools:	<b>SW Hancock EI, Hancock Co Cent. MS, Hancock Co</b>

Appliance: **Microwave, Stove/Oven, Dishwasher**

Improvmt: **Fireplace, Porch, Patio, Dock, Ceiling Fan(s), Linen Closets**

Show/Key **Show Anytime - Combo Lock Box Call Jamie 706-473-0990 for code**

Directions: **R on Carrs Station Rd, R on Easy Street, R on Lake Sinclair Dr., L on Black Oak House is on Left**

**Bank Owned Foreclosure - Lake Sinclair 3 Bd, 2.5 Bath New Home offers Big Lake Views, Shared Dock and Common Area with just 1 other House Next Door. Hardi Siding Exterior, Vaulted Great Rm w/Fireplace, Laminate Wood Floors + Carpet & Tile, SS Appliances, Master on Main, Garden Tub, Sep Shower, 2 Bedrooms Upstairs with Shared Bath, Full Unfinished Basement stubbed with Bathroom & Ready to Finish. Covered Lakeside Deck & Patio, Sodded Yard + 1 Year Home Warranty**

**Call Jamie for Lock Box Combo Code 706-473-0990**

Owner Nm:	Ph:	Listing Date:	<b>1/27/2011</b>
List Agent: <b>Jamie Dutton</b>	Ph: <b>706-473-0990</b>	Expiration Date:	<b>12/31/2011</b>
2List Agent:		Commission:	<b>3</b>
List Office: <b>KELLER WILLIAMS REALTY L.O.</b>	Ph: <b>678-487-1603</b>	DOM:	<b>174</b>

