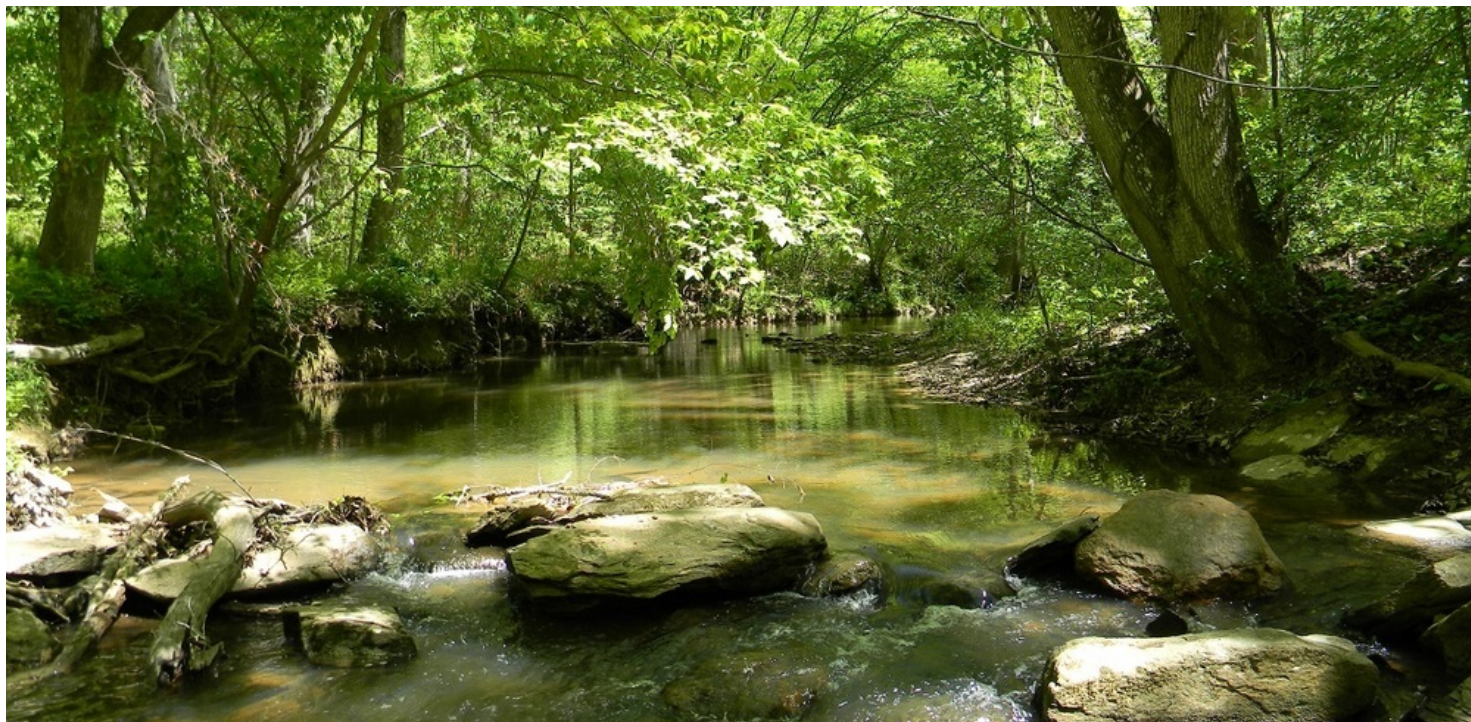


ABUNDANT PRIVACY AND LUXURY AMENITIES

1797 CO RD 224, Fruithurst, AL 36262



OFFERING SUMMARY

SALE PRICE:	\$899,900
LOT SIZE:	48.65 Acres
ZONING:	RES
MARKET:	Alabama
SUBMARKET:	Anniston

PROPERTY OVERVIEW

Beautiful secluded property surrounded by nature. The property sits on 48.65 acres with spectacular mountain views and a rustling creek all while offering peaceful serenity. A custom-built 3 bedroom, 2.5 bath cedar log home offers a rocking chair front porch and large back deck and screened porch overlooking the property. Inside you will find an open family room, dining area and kitchen complete with a full complement of appliances, an eat-in bar, custom oak cabinetry, vaulted ceilings and a propane gas stone fireplace. The extra-large Master Suite has a wall of windows showcasing the views and giving room enough for a sitting area, exercise area, or office space plus an enormous walk-in closet. The Master Bath is spacious with double sinks, a walk-in steam shower, jacuzzi tub and make-up vanity. There is also access to the screened-in porch and deck. Rounding out the main house are 2 bedrooms, 1 bath, a laundry room, and a second kitchen in the finished daylight basement. The open living/dining area is a relaxing place to unwind by the fireplace, play cards on the game table or prepare a meal in the 2nd kitchen with cabinets aplenty, a cooktop, microwave, and full-sized refrigerator. If you like to have family or friends over there is a 2 story Guest House on the property. On the main level are 2 bedrooms, 2 baths, with family room/dining/kitchen with gas cook stove, dishwasher, eat-in bar, and laundry room. The Upper level currently houses an office but could be converted to a 1 bedroom, 1 bath, and a kitchen nook. Both levels feature covered porches and gorgeous views. Once outside you can soak in the views while relaxing in the 9ft deep saltwater, heated pool with diving board, slide, and massive deck or play a set or two of tennis on the Har-Tru clay tennis court that is lighted and fenced. Nearby are a bathroom and equipment house that includes tools needed to maintain the clay court. Close to the guest house is a shop/barn with workshop and concrete floors to store equipment and tools. Additional features include a 15hp creek pump designed to help protect the property from fires (the main house has 2 attached fire hoses), and capable of supplying enough water and pressure to all of the yards, garden, clay tennis court and filling the pool. 3 underground 500-gallon propane tanks for the backup generator and gas logs at the main house, the second backup generator, hot water, cook stove and supplemental heat at the guest house, and supplying heat for the pool. Each house has a separate well, plus much, much more. Words cannot adequately describe this scenic, private property.

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3375 Dallas Highway, Suite 100
Marietta, GA 30064

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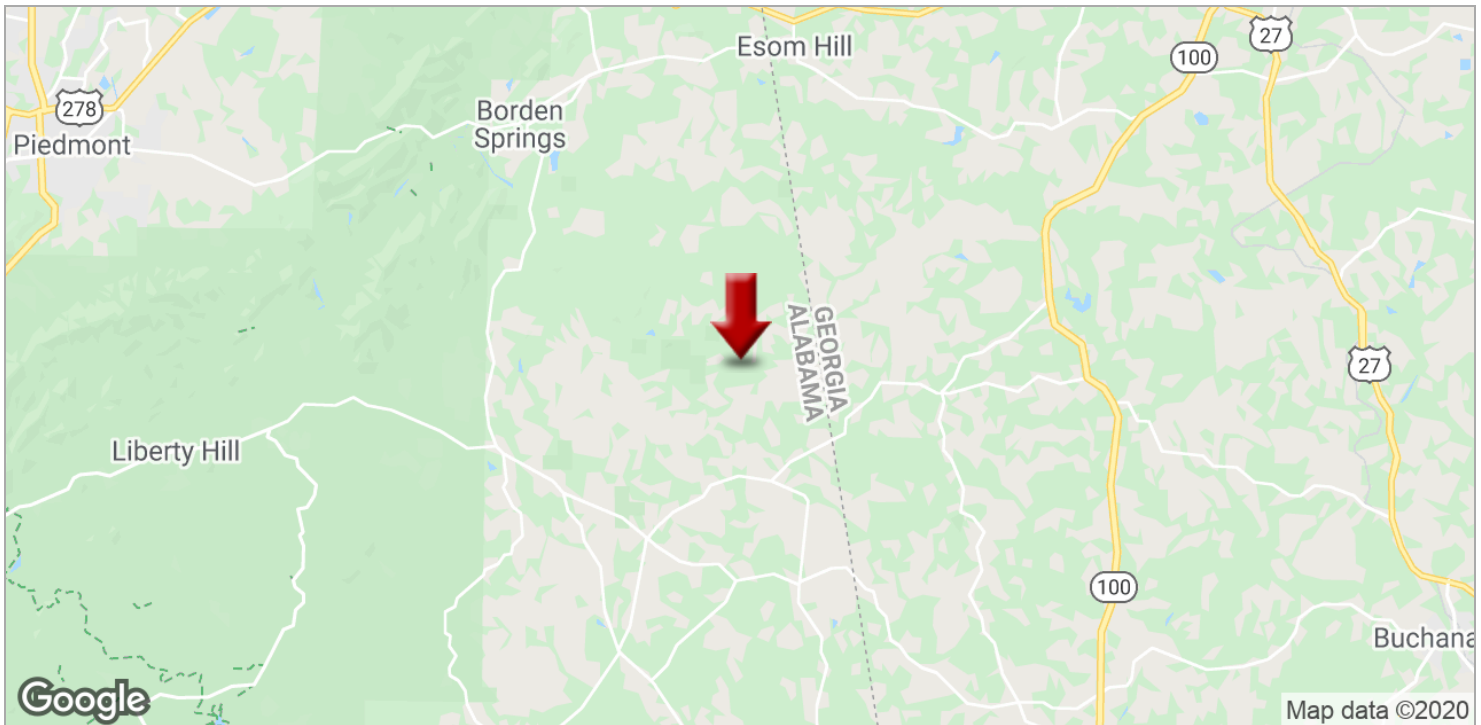
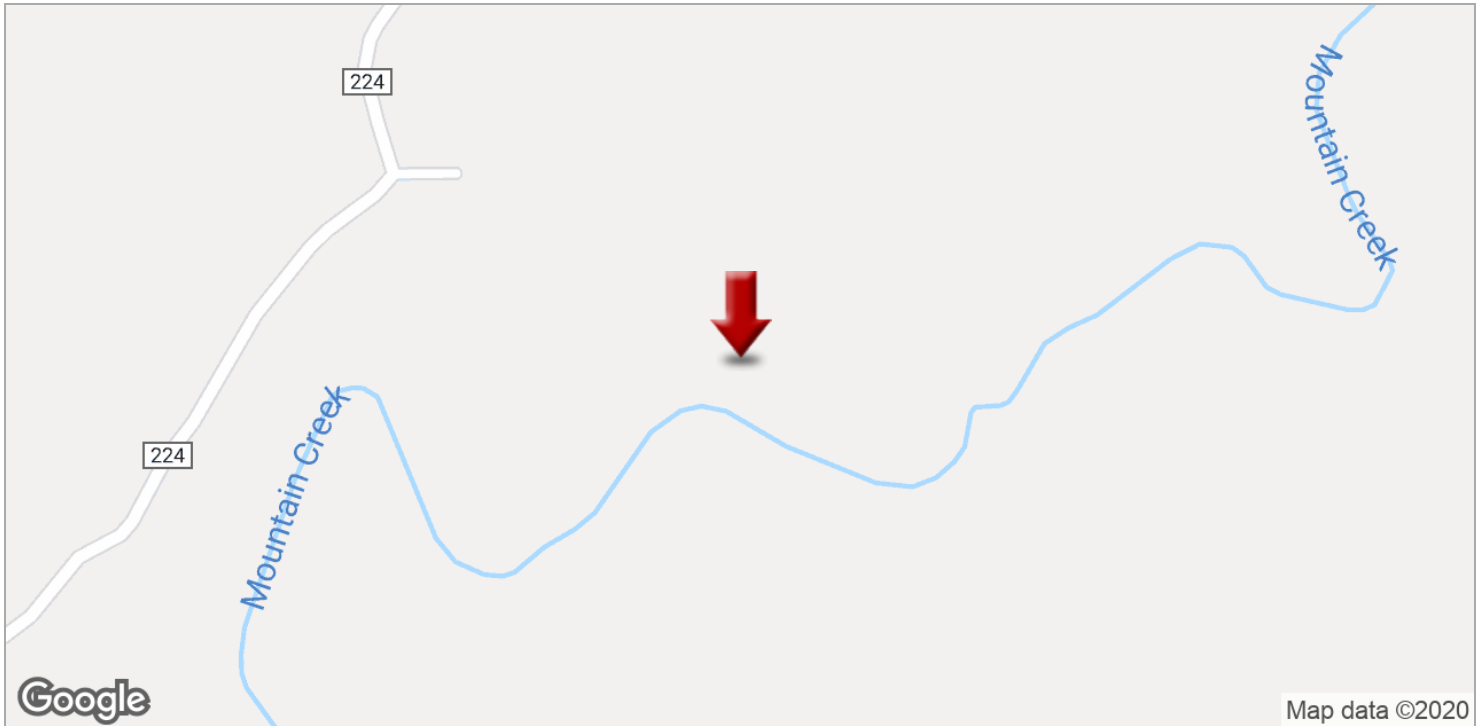
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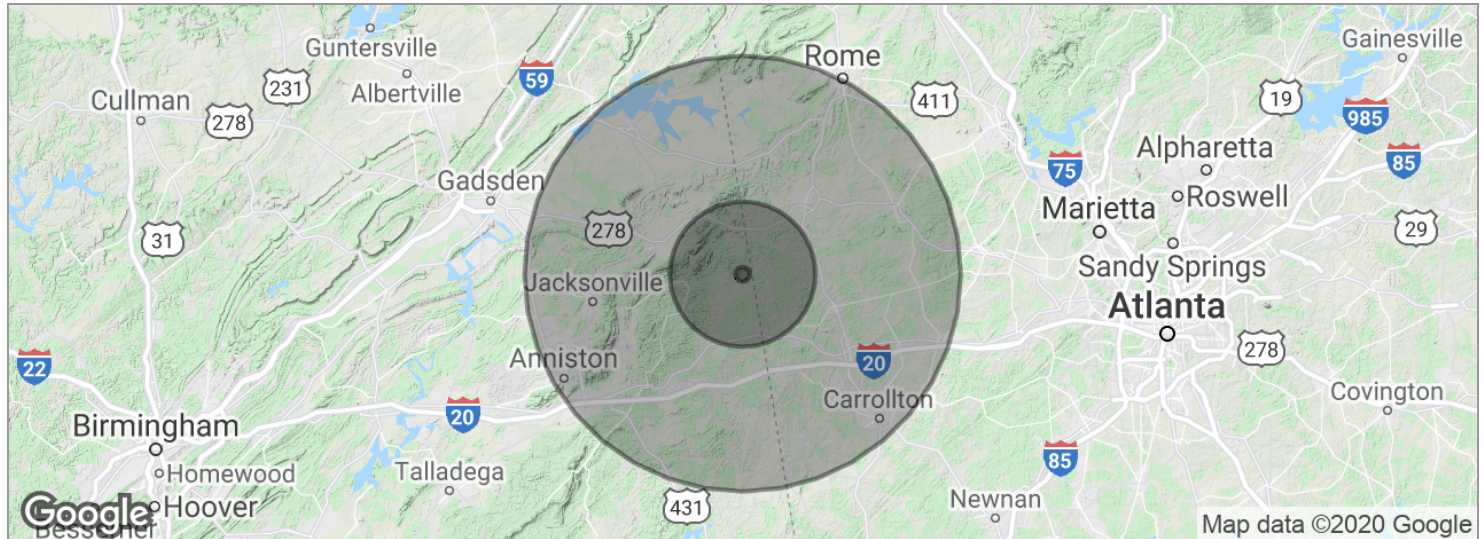
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	35	10,780	281,173
Median age	40.4	37.5	36.9
Median age (male)	41.0	35.0	35.8
Median age (Female)	40.4	39.1	38.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	12	3,972	104,760
# of persons per HH	2.9	2.7	2.7
Average HH income	\$46,303	\$45,973	\$50,502
Average house value		\$104,908	\$146,998

* Demographic data derived from 2010 US Census

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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FRUITHURST, AL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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