

## Residential



<b>Listing #</b>	20094188	<b>List Price</b>	\$254,000
<b>Property Type</b>	Residential	<b>Status</b>	New
<b>Address</b>	6339 Phillips Creek Drive	<b>Unit/Lot</b>	
<b>City</b>	Lithonia		
<b>Subdivision</b>	Phillips Creek		
<b>County</b>	DeKalb	<b>Zip</b>	30058
		<b>State</b>	GA
<b>List Date</b>	12/31/2022	<b>Area</b>	DKE2
<b>On Market Date</b>		<b>Original Price</b>	\$254,000
<b>Expire Date</b>	6/30/2023	<b>DOM</b>	13

<b>Bedrooms Upper</b>	3	<b>Bedrooms Main</b>	0	<b>Bedrooms Lower</b>	0	<b>Total Bedrooms</b>	3
<b>Full Baths Upper</b>	2	<b>Full Baths Main</b>	0	<b>Full Baths Lower</b>	0	<b>Total Full Baths</b>	2
<b>Half Baths Upper</b>	0	<b>Half Baths Main</b>	0	<b>Half Baths Lower</b>	0	<b>Total Half Baths</b>	0

<b>Elem School</b>	Marbut	<b>Middle School</b>	Salem	<b>High School</b>	Lithonia
<b>ES Bus</b>	Yes	<b>MS Bus</b>	Yes	<b>HS Bus</b>	Yes

<b>Parcel Number</b>	16 102 02 083	<b>Land Lot</b>		<b>Living Area</b>	1,783
<b>Prop Sub Type</b>	Single Family Residence	<b>District</b>		<b>Above Grade Finished</b>	1,682
<b>Tax Annual Amt</b>	\$1,606.79	<b>Section</b>		<b>Below Grade Finished</b>	101
<b>Tax Year</b>	2021	<b>Lot</b>	11	<b>Below Grade Unfinished</b>	
<b>Property Cond</b>	Updated/Remodeled	<b>Block</b>		<b>Living Area Source</b>	Appraiser
<b>Year Built</b>	1987	<b>Unit</b>		<b>Leased Land</b>	No
<b>Plat Book</b>	10	<b>Deed Book</b>	29829	<b>Lot Size Acreage</b>	0.200
<b>Plat Page</b>	0	<b>Deed Page</b>	00232	<b>Lot Size Source</b>	Appraiser

<b>List Agent</b>	Ralph M Harvey	<b>List Agent 2</b>	
<b>List Agent ID</b>	HARVEYRALPH	<b>LA Lic</b>	388801
<b>List Agent E-mail</b>	support@listwithfreedom.com	<b>LA 2 ID</b>	
<b>List Agent Phone</b>	Phone: 8554564945	<b>LA 2 Email</b>	
<b>List Office</b>	Listwithfreedom.com INC	<b>LA 2 Phone</b>	
<b>List Office ID</b>	LFDM01	<b>List Ofc Lic</b>	77131
		<b>List Office E-Mail</b>	ralph@listwithfreedom.com
		<b>List Office Phone</b>	Office: 8554564945

<b>Commission</b>	1.40	<b>Comm Type</b>	%	<b>List Agreement Type</b>	Exclusive Right To Sell
<b>Variable Rate Commission</b>	No			<b>Home Warranty Paid</b>	No
<b>Showing Contact Name</b>				<b>Showing Phone</b>	770-325-0448
<b>Annual Association Fee</b>				<b>Initiation Fee</b>	
<b>Water Body Name</b>					
<b>Special Conditions</b>					
<b>Listing Terms</b>					
<b>Showing Requirements</b>	Appointment Only				
<b>Date of Possession</b>	Close Of Escrow				

Information deemed reliable but not guaranteed.

**Address** 6339 Phillips Creek Drive

**Listing #** 20094188

**Community Features** Sidewalks, Walk to Public Transit, Walk To Schools  
**Basement** Finished  
**Total Dock Slips**  
**Cooling** Ceiling Fan(s), Central Air, Attic Fan  
**Construction** Wood Siding  
**Materials**  
**Green Energy Efficient** Insulation, Thermostat, Appliances, Water Heater  
**Water Body Name**  
**Association Fee** None  
**Includes**  
**Fireplaces Total** 1  
**Fireplace Features** Basement  
**Heating** Natural Gas  
**Sewer** Public Sewer  
**Interior Features** Vaulted Ceiling(s), Walk-In Closet(s), Split Foyer  
**Utilities** Underground Utilities, Cable Available, Sewer Connected, Electricity Available, High Speed Internet, Natural Gas Available, Phone Available, Sewer Available, Water Available

**Laundry Features** In Basement  
**Lot Features** Other  
**Lot Size Acres** 0.200  
**Parking Features** Attached  
**Parking Total** 4  
**Rooms** Laundry, Family Room  
**Roof** Wood  
**Levels** Multi/Split  
**Water Source** Public  
**Waterfront Footage**  
**Showing Requirements** Appointment Only

**Closed Date**

**Sold Price**

**Sellers Contribution**

**Off Market Date**

**Due Diligence Date**

**Finance Code**

**Selling Office**

**Selling Office License**

**Selling Agent**

**Address** 6339 Phillips Creek Drive

**Listing #** 20094188

**Public Remarks**

Welcome to your beautiful, newly renovated home. This adorable three-bedroom has two sauna-style bathrooms, all-new stainless steel appliances, and vaulted ceilings. It has new flooring throughout, and the kids have plenty of room in the spacious fenced-in backyard. The Vivint alarm system offers 24/7 monitoring.

**Private Remarks**

DO NOT DISTURB TENANT. You must show proof of funds to view the property. See <https://bit.ly/2CQ49Ef>. For all showings & questions please call or text 770-325-0448.

**Office Remarks**

**Directions**

Continue on I-20 E to Stonecrest. Take exit 74 from I-20 E 5 min (4.8 mi) Continue on Lithonia Industrial Blvd. Take Phillips Rd to Phillips Creek Dr