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# TUCKER REALTY

Erudio Incito Ductus

Yes, REALITY... not just realty



1585 Cobble Creek Way  
Cumming, GA

**Hot Market, Coveted Location, Below Median Sales Price!!!!**

This 3 bed 2 bath ranch style home in Peachtree Court is like driving through the set of the film, The Truman Show. The properties are meticulously maintained with a reasonable HOA.

Located just off 141/ Peachtree Parkway you are in the shadow of South Forsyth High School, Piney MS, Shiloh Elementary and the backyard of Pinecrest Academy.

The listing price will be \$430,000 next Thursday 7/6 which is well below the median home sale in this zip code at \$542,500 last month.

Therefore, if you do not have a buyer's agent call me direct at 678.778.9027 and beat the multiple offer bonanza that will be coming next weekend...**LOCK THIS IN NOW!** The last 4 homes in the subdivision that have sold averaged \$477,000 and were under contract in only 2-10 DAYS! The only other home currently active on the market has been listed for 16 days at \$590,000.

This is a perfect situation for empty nesters looking to downsize, a couple seeking a healthy balance lifestyle with amazing schools or a savvy investor who sees the value of being safely below the median price point in a zip code with strong appreciation.

[Additional Photos](#)



## Rental Available! NO Property Management Company

One bedroom one bath...ground floor of a split level home. Living room, full kitchen. Access to one bay of garage. Utility allowance and shared laundry. Located in Forsyth County...Gainesville address between Jot Em Down Rd and Port Royale Marina. **\$1200/month rent which also includes utility allowance.**

Quiet cul-de-sac 20 home neighborhood. NO HOA or MANAGEMENT COMPANY. Call for details!

[Additional photos](#)



## Phenomenal Forsyth County deal for investor or first time home buyer!

### \$295,000

3 BR/1 BA on 1 acre for under \$300,000 in Forsyth County! WALKING DISTANCE TO LAKE LANIER! Only five minutes to lake (0.3 miles) with boat ramps, park, swimming, picnic areas and beach. New top ranked East Forsyth school district. Great location close to shopping, restaurants and lake living. Room to park a boat or RV. Two sheds for workshop and storage plus over a 1 acre lot! Great opportunity for someone handy and creative to upgrade and improve this property while you live in it.

Additional photos

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