

**2327-2337-2319 Rockbridge Rd,
STONE MOUNTAIN, Ga 30087**

4 LOTS TOGETHER



**The location for your dream
Beautiful Georgia Homes**

**Hablamos español
(678) 978-7476 Oficina
(404) 644-7767 Directo**

Calling all BUYERS!!

4 lots being **SOLD TOGETHER** for a total of 2.80 acres. Ideal to build your dream home. These lots are in a great location, only minutes to: Stone Mountain Park, Stone Mountain Scenic Railroad Station, Philmore Academy for Science and Arts, Restaurants and more. With easy access and near highway 78. You'll love having many options of nearby shopping, schools & restaurants. This is a wonderful developing area, don't miss out on this opportunity.



Questions? Contact Gina Ripalda direct at (404) 644-7767

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BUYERS!

We are excited to present these lots equaling 2.80 acres of land. These lots are waiting for you to build your very own dream home and or to bring your own builder and make your dream home a reality!

These lots are in a fantastic location, only minutes to 78 Highway. You'll love having nearby shopping, schools & restaurants. This is a wonderful developing area.

According to School Digger's report for 2020, **SHILOH high school** [assigned to this property] was ranked #281 out of 438 total Georgia High Schools.

REQUIREMENT TO FINANCE THE BUILDING OF YOUR HOME

Apply for a Conventional "Construction to Perm" loan and finance the cost of construction and land with 1 loan. Please inquire with our preferred lender: Kelly Leves, Atlantic Home Mortgage LLC (404) 313-1952.

IMPORTANT INFORMATION

- 2.80 acres of Land, sold in **AS IS** condition.
- These adjacent lots are located on Rockbridge Road, with this address and parcels each one:

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1. **Parcel Number R6058 048** : 2337 Rockbridge Rd, Stone Mountain Ga, 30087.
(1.106 acres).



2. **Parcel Number R6058 047** : 2319 Rockbridge Rd, Stone Mountain Ga 30087.
(0.42 acres)



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3. & 4. **Parcels Number R6058 379 (Has water meter) and R6058 049:** 2327 Rockbridge Rd, Stone Mountain GA, 30087. (0.98 acres) and (0.42 acres).



- The Parcel Number R6058 379 has a Finished Floor Elevation (Slab).

Zoned R-100. Land Use for this property as well as the surrounding properties is "Residential". **Investors with business vision could potentially have it re- zoned to Commercial**

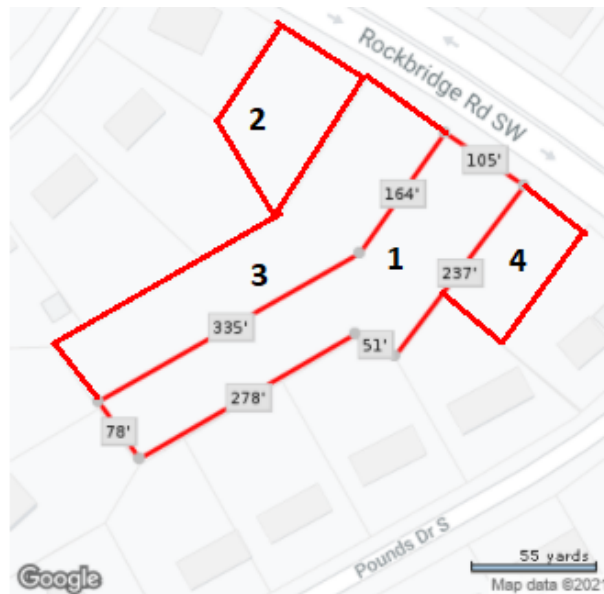
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UTILITIES

- **Gwinnett Water Service** : R6058 379 (2337 Rockbridge Rd, Stone Mountain Ga, 30087), Has water meter.
- **Walton EMC** : R6058 379 (2327 Rockbridge Rd, Stone Mountain Ga, 30087), Has Electricity Meter.

Please see the survey attached in the MLS Listing.

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IMPORTANT:

Make Sure that on your offer you list all 4 parcels. They are being sold together.

- R6058 379
- R6058 049
- R6058 048
- R6058 047

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