

FOR SALE

54 Town Home Lots in Mill Creek Lakes SD
Gravel Springs Rd/Hwy 324, Gwinnett County, GA



Location Description:

Mill Creek Lakes subdivision is located in the I-85/Northeast Corridor of metropolitan Atlanta near the City of Buford, Georgia. The entrance to Mill Creek Lakes is located on the north side of Gravel Springs Rd (AKA Hwy 324), approximately .5 miles east of the intersection of Hwy 324 and Hwy 20 (Buford Drive).

PROPERTY FEATURES

SIZE	54 developed Townhome Lots {24' wide product}
LOCATION	Land lots 177 & 178 of the 7th Dist of Gwinnett County
CURRENT STATUS	54 Developed Townhome Lots <u>120</u> Townhomes constructed 174 Total Lots in Subdivision
AMMENTIES	Pool & Cabana
PRICE	\$6,500/Lot (\$351,000 Total)
TERMS	Cash, Property sold "As is"
ZONING	RM-10 Conditional; Gwinnett Co. ,Min Home Size:1,600
SETBACKS	F: 50', S: 20' per building
UTILITIES*	All Available
SCHOOLS	Patrick Elementary, Jones Middle, Mill Creek High
TAXES	\$ 150/Lot; 2010 Assessment
HOA FEES	
EXCLUSIVE AGENT	Brian J. Stephens (404)845-0410



STEPHENS CAPITAL

Commercial Real Estate Services

180 Allen Road
Suite 309 South
Atlanta, GA 30328
Phone: (404) 845-0410
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Web: StephensCapital.net

No warranty or representation, expressed or implied, is made by seller and its agents as to the accuracy of the information contained herein, and this information is offered subject to errors, omissions, changes of price or other conditions, withdrawal without notice, and to any specific listing condition imposed by our clients. Seller and its agents assume no responsibility or liability for any errors or omissions.

FOR SALE

54 Twohome Lots in Mill Creek Lakes SD Gravel Springs Rd/Hwy 324., Gwinnett County, GA

FINAL PLAT

ZONING NOTES:		GENERAL NOTES:		LOCATION MAP			
CASE NUMBER: F2M-03-044 1. DEVELOPMENT TYPE: MULTI-FAMILY RESIDENCES NOT ON INDIVIDUAL LOTS 2. EXISTING ZONING: RM-10 3. SUBMITTED CASE NUMBER: F2M-03-044 & CC-04-008 4. PROPERTY WILL BE MULTI-FAMILY ATTACHED RESIDENCES AND ACCESSORY STRUCTURES. 5. BUILDINGS SHALL BE CONSTRUCTED OF A MINIMUM SOLID BRICK OR STAINED STONE WITH ONLY MINOR TREATMENTS (E.G. GROUT, BAY WINDOWS, CHIMNEYS) OF WOOD OR FIBER-CEMENT TYPE STONE. 6. NO MORE THAN ONE OF THE UNITS MAY CONTAIN THREE OR MORE BEDROOMS. 7. THE PROJECT SHALL BE DEVELOPED AS A GATED COMMUNITY. 8. STREET DESIGN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF GWINNETT DEPARTMENT OF TRANSPORTATION. 9. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 1,600 SQUARE FEET (DEVELOPED AS TOWNHOMES). 10. ALL DWELLINGS SHALL HAVE AT LEAST SINGLE-CAR GARAGES. 11. 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THE SUM OF MONEY TO BE DEPOSITED WILL BE DETERMINED BY THE DEPARTMENT OF TRANSPORTATION. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AS THE PROPERTY OF THE USER. ANYONE USING THIS INFORMATION FOR LOCATION AND ARRANGEMENT OF LANDSCAPING TREES AND STRUCTURES SHOW HEREON MAY BE INADEQUATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONTRACTORS AND HIS CONTRACTORS SHALL HEREBY CERTIFY THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. FILED FOR RECORD Portions of this property do lie within a 100 year flood hazard zone established by the FEMA Flood Insurance Rate Study of Gwinnett County, Georgia, Community Panel Number 131350. G028 F, revised September 28, 2000. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 272.24 FEET. THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 00 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED GEORGIA REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS PLAT IS ACCURATE AND IN COMPLIANCE WITH SECTION 44-3-85(a) OF THE GEORGIA CONDOMINIUM ACT. <i>ANDREW E. ARNET, RLS NO. 3077</i> 8-13-08	

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No warranty or representation, expressed or implied, is made by seller and its agents as to the accuracy of the information contained herein, and this information is offered subject to errors, omissions, changes of price or other conditions, withdrawal without notice, and to any specific listing condition imposed by our clients. Seller and its agents assume no responsibility or liability for any errors or omissions.



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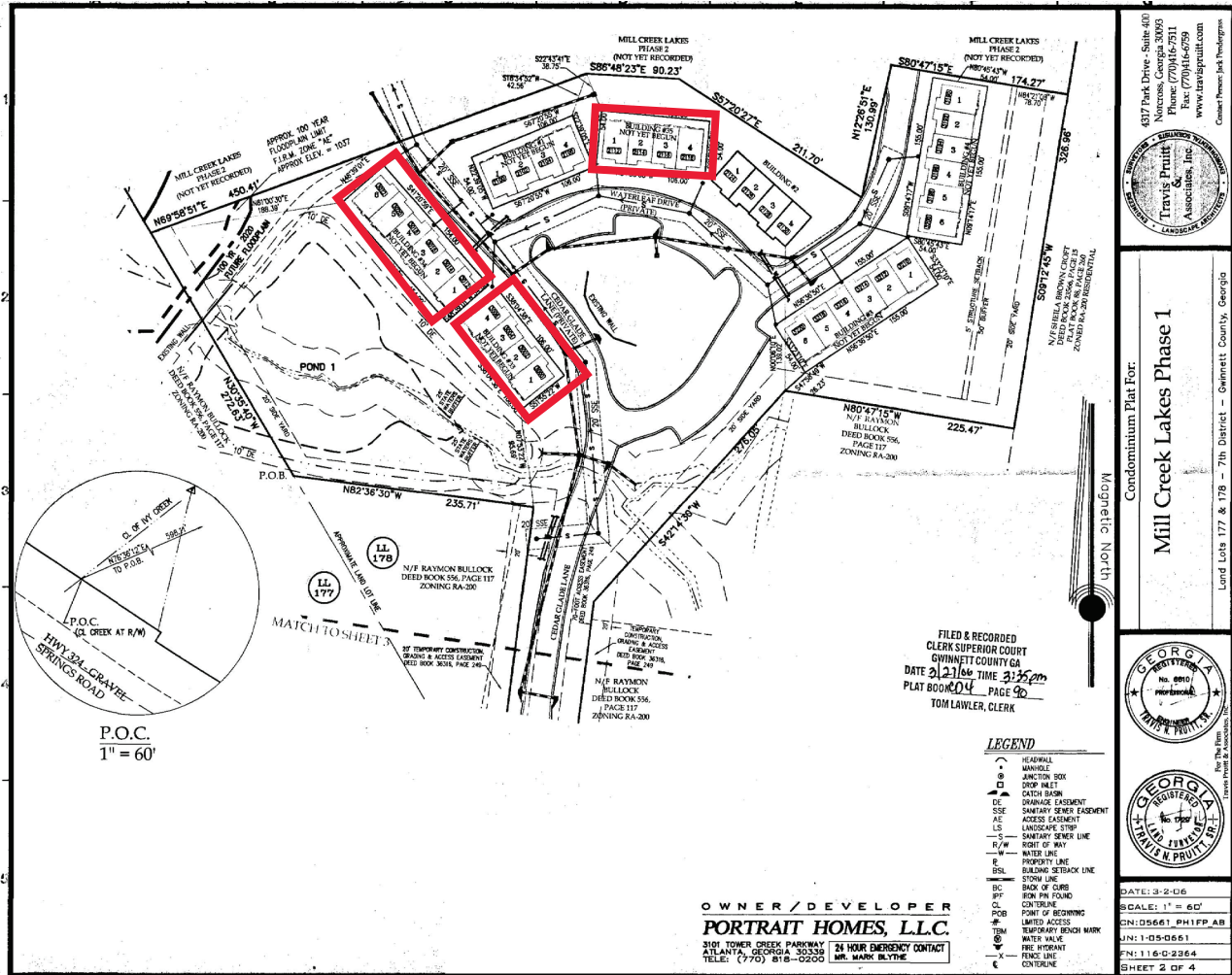
Commercial Real Estate Services

Exclusive Agent: Brian J. Stephens * Phone: (404) 845-0410 * Fax: (404) 845-0430 * Email: Info@StephensCapital.net

FOR SALE

54 Twohome Lots in Mill Creek Lakes SD
Gravel Springs Rd/Hwy 324., Gwinnett County, GA

FINAL PLAT



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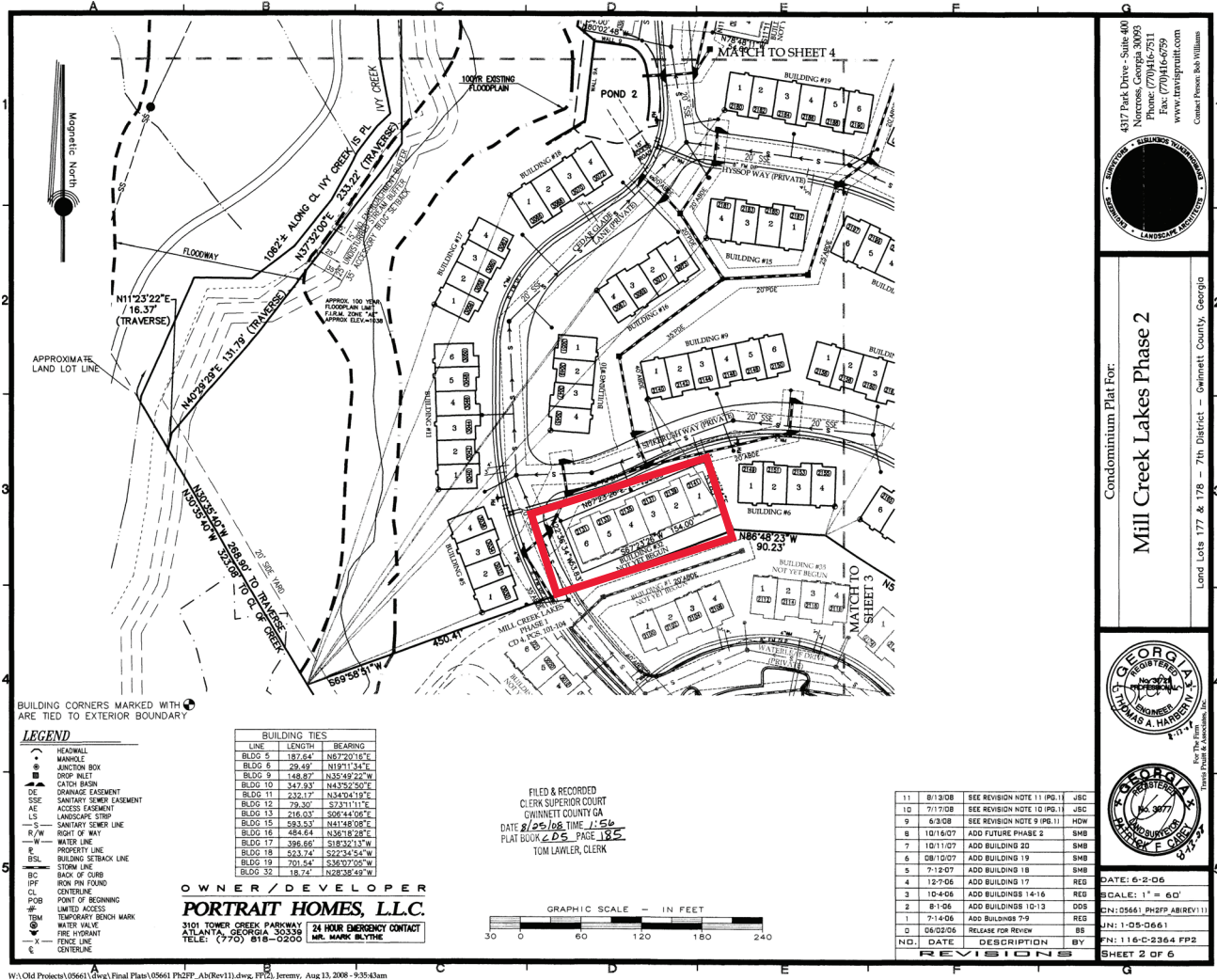
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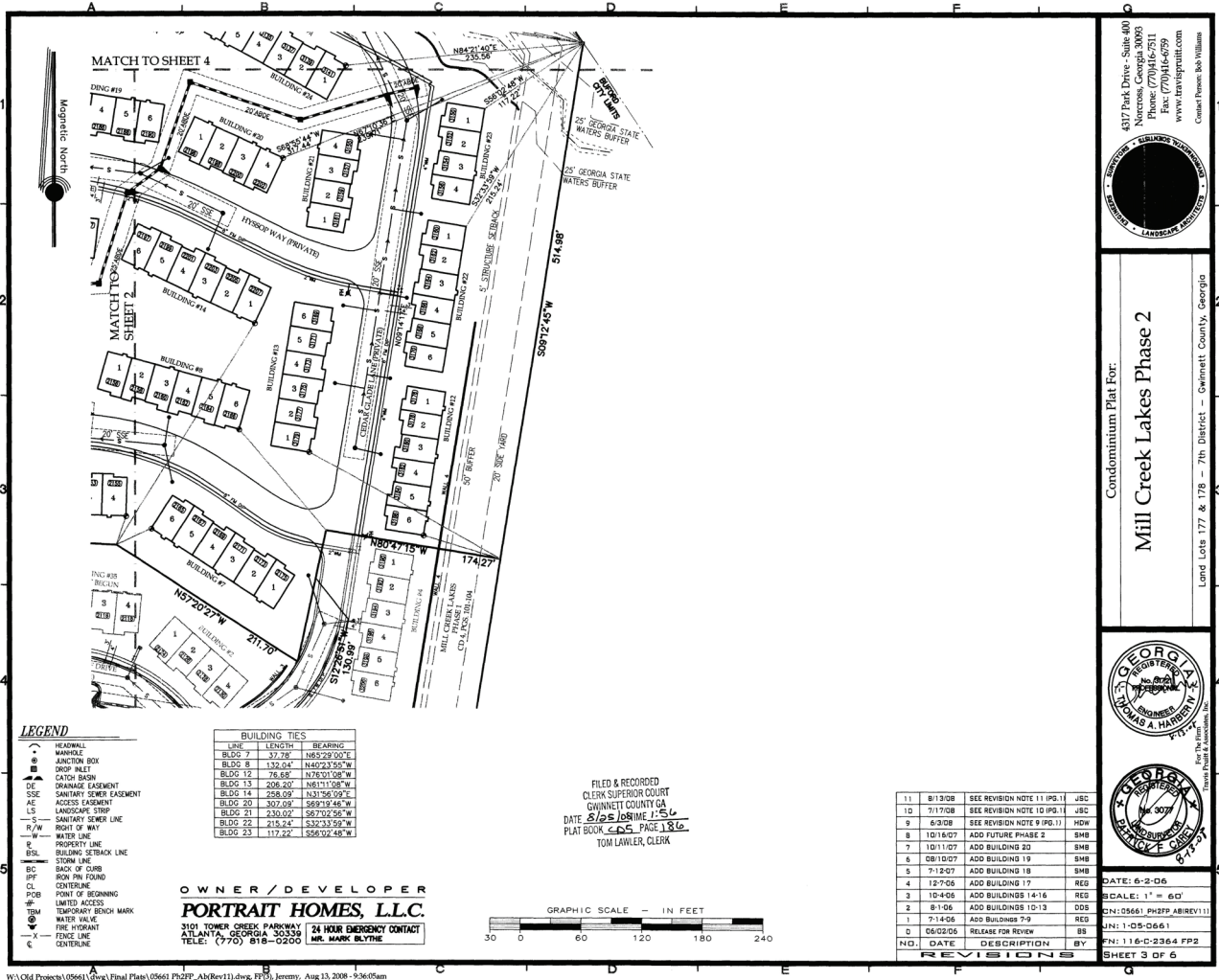
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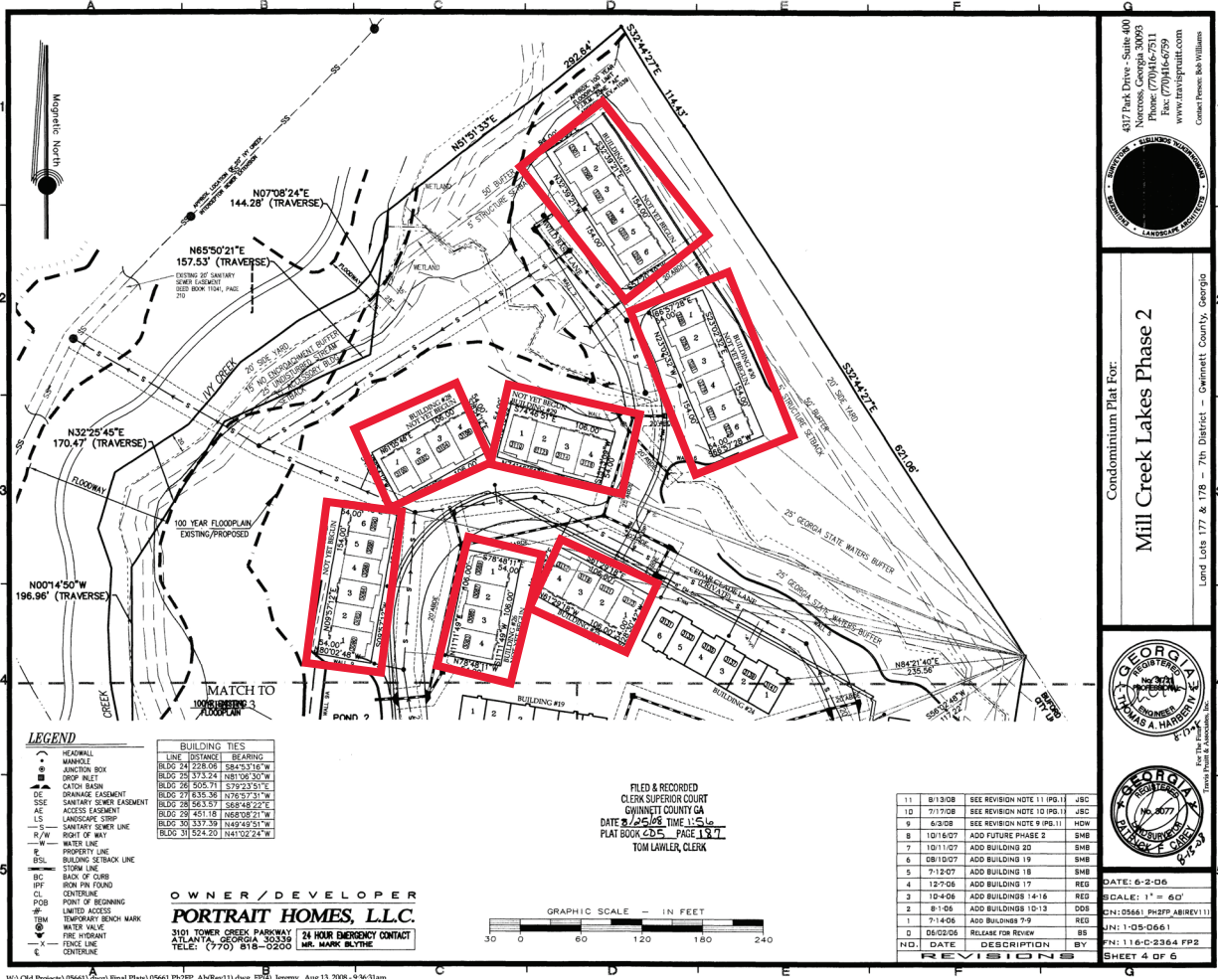
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