Rental **Rent** $ 1,595

#:3757836 **Active** **Broker:** NARE01 **Area:** 63 **Map:** 652H8

1387 Prospect View Ct FMLS Neighborhoods **Media:** 12 **County:** GWINNETT

City: LAWRENCEVILLE **Unit #:** **State:** GEORGIA **Zip:** 30043-8376

Type: House **Subdivision:** Prospect Creek **Yr Built:** 2004 **Age Desc:** Resale

Lake Name: NONE **Waterfront:**

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	3	2	0
Lower	1	1	0
Total	4	3	0

Stories: 1 Story

Style: Ranch, Traditional

Elem: FREEMANS MILL **Middle:** FRANK N. OSBORNE **High:** MILL CREEK

Directions: I-85 north to Buford Dr./exit 115 east. Left on Old Peachtree Rd, right on Prospect Rd, left into Prospect Creek community, left on Creek Pointe Cir., right on Prospect View Ct

Public Remarks

Former Builder's home with numerous custom touches and upgrades. Large Master Bedroom and Master Bath with whirlpool tub and steam shower. Secondary Bedrooms are large with a connecting Bath. Most of the Basement finished, with huge Rec. Room, full Kitchen, 4th Bedroom and full Bath. MUCH MORE!

Private/Confidential Remarks

Referral fee: 10% of 1 mo. for name & phone numbers; 25% of 1 mo. if you show, bring completed application, required documents and checks. Call for details.

Features

Bedroom: Master On Main

Master Bath: Double Vanity, Garden Tub, Sep Tub/Shower

Kitchen: Breakfast Room, Cabinets Stain, Counter Top - Laminated, Island, Pantry, View To Fmly Rm

Dining: Separate Dng Rm

Setting: Other

Const: Brick & Frame, Concrete Siding **Unit Faces:** Unknown **Tennis on Prop:** N **Pool:** None

Parking: 2 Car Garage, Attached, Auto Garage Door, Kitchen Level **Furnished:** N **# FP:** 1

Rooms: Bonus Room, Exercise Room, Great Room, Media Room, Screened Porch, Separate Den, Separate Lvng Rm, Sun Room

Basement: Boat Door, Exterior Entry, Finished, Full, Interior Entry

Pets Allowed: No

Lot Size: Under 1/3 Acre **Lot Desc:** Cul-De-Sac, Level Driveway, Private Backyard

Lot Dimensions: 0000

Green Building Certification:

HERS Index:

Other Descriptive Information

Appl - Dishwasher
Appl - Garbage Disposal
Appl - Gas Ovn/Rng/Ctop
Appl - Gas Water Heater
Appl - Microwave
Int - 9 ft + Ceil Main
Int - Cable Modem
Int - Cathedral Ceiling
Int - DSL Available
Int - Entrance Foyer
Int - Fire Sprinklers
Int - Hardwood Floors
Int - Walk-In Closet(s)
Int - Wall/Wall Carpet
Ext - Deck
Ext - Fenced Yard
Ext - Garden Area
Hcap - None
Fplc - Circulating
Fplc - Double Sided
Fplc - Factory Built
Fplc - Gas Starter
Nbrhd - Cable Tv Avail
Nbrhd - Homeowners Assoc
Nbrhd - Playground
Nbrhd - Sidewalk
Nbrhd - Street Lights
Nbrhd - Swimming Pool
Nbrhd - Tennis Lighted
Nbrhd - Undergrnd Utils
Laundry - Hall
Dock - None
Boathse - None

Tenant Pays

Gas: Yes **Electric:** Yes **Garbage:** Yes **Assoc Fee:** No **Cable:** Yes **Telephone:** Yes **Water:** Yes

Lease Info

Lease Term: 1 Year **Availability:** Now **Land Lot:** 00 **District:** 00 **Section/GMD:** 00

Deposit: 1595 **CoOpFee:** 20% of 1 month

Office Information

Ownr/Tent Name: Call Agent **Ownr/Tent Phone:** 678-938-9821

Show Inst: Anytime Access, Call Listing Office/Agent Before Showing, Lockbox

Agent License#: 48982

List Agent ID: DWANSLEY **Agent:** DOUG WANSLEY **Phone/Fax:** 678-377-2567 / 678-407-9471

Co-List Agent ID: PWANSLEY **Co-Agent:** PHYLLIS WANSLEY **Phone/Fax:** 770-265-5611 / 678-407-9471

Firm License#: H-43405 **Phone/Fax: #** 678-377-2567 / 678-407-9471

Office: NORTH ATLANTA REALTY,