

Welcome Home!

**GRANT PARK CHARM!
BETTER PRICE!**



**653 Pearce Street, SW
Atlanta, GA 30310
\$249,000.000 LIST PRICE**

Gorgeous Georgian Victorian

(New Plumbing, Electrical and Roofing)

Turn of the century In Historic Adair Park! Remolded home move in condition, with over 2600 square feet of living space! Charming front porch, huge entry foyer with original stain glass transom, High ceilings through out, vaulted 2 story family and dining room with open double sided fire place, French doors to sunroom, 2 additional fireplaces, ground level kitchen entry at back, Updated open kitchen with eat in breakfast room, Heart of pine wood floors on main floor. Office, tons of storage, huge tiled laundry room off kitchen, Alarm security system. 4 BR 2 BA with master on the main with full bath & walk-in closet, upstairs loft/living room area w/ French doors to the fourth bedroom loft sitting area, all bedrooms are large. Whole house will be painted—choose your colors NOW! Exterior all solid concrete, not synthetic stucco. Large corner yard with sidewalk & fencing, 3 wonderful parks all within walking distance; walking distance to MARTA!

Too Sweet to Miss! Showing Instructions: Courtesy call to Owner 404-538-2285 (alarm system)

- Unbelievable Vaulted-2 Story Living Room/Dining Area separated by a lovely center, double sided fire place
- West End MARTA Station 5 Min. Walk and only 2½ miles to Downtown Atlanta
- 4 Bedrooms/2 Full Baths (Master on the main, with full bath and walk-in closet)
- Loft Library/Bonus Room
- Unassuming Storage Options, you will not believe your eyes
- Mud Room/Laundry Room
- Sun Room/Office
- Large Corner Lot with fabulous Back Yard appeal
- And so much more—make an appointment today!

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