

MLS #: R74829A List Price: \$430,000

4095 Quail Run Circle Valdosta, GA 31601



BEDROOMS: 4
FULL BATHS: 3
PARTIAL BATHS: 1
APX TOTAL SQFT: 3004
PARKING: 3 Cars, Garage
PRICE PER SQFT: \$166.41
YEAR BUILT: 2008
FRONTAGE: Other-See Remarks

AREA: 5-N side hwy 84 in Lowndes Co.
SUBDIVISION: Kinderlou Forest
ZONING: PD
HISTORIC DISTRICT:
SOURCE SQFT: plan
LOT SIZE: 132x230x140x226
ACREAGE: 0.75
TAX AMOUNT: nd
TAX YEAR: 2008

LEGAL DESC: Lot 42 Ph II**TAX ID:** not assigned**PLAT BOOK:** A**PLAT BOOK PAGE:** 2502-4**DEED BOOK:****DEED BOOK PAGE:****HOA FEE:** Yes**HOA FEE \$ PER YR/QTR/MO:** 135**HOA AMENITIES:** Trash, Common Ground Maintenance

	Dimension:		Dimensions:		Dimensions:
Living Rm:		Mstr Bdrm:	20 x 14	Mstr Bthrm:	13 X 12
Dining Rm:		Bedrm 2:	17 x 12	Bthrm 2:	9 x 5
Great Rm:	25 x 16	Bedrm 3:	11 x 11	Bthrm 3:	10x5
Family Rm:		Bedrm 4:	13 x 13	Prtl Bthrm:	8 x 4
Kitchen:	12 x 12	Bedrm 5:		Extra Rm:	
Brkfst Rm:	12 x 12	Sun Rm:		Lndry Rm:	
Utility Rm:	8 x 6	Frnt Prch:	10 x 7	Back Prch:	
Garage:	33 x 23	Carport:			

ELECTRIC COMPANY: Colquitt EMC**WATER COMPANY:** County**OTHER UTILITY COMPANY:** Bellsouth**OTHER UTILITY COMPANY 2:** Mediacom**ROAD:** Paved**WINDOWS:** Wood, Thermopane**# STORIES:** Single Story**INTERIOR FEATURES:** Insulated, Fireplace, Cable TV Available, Ceiling Fans, Garage Door Opener**CONSTRUCTION:** Brick/Veneer**APPLIANCES:** Electric Stove, Dishwasher, Disposal**ROOF:** Architectural Shingles**EXTERIOR FEATURES:** Irregular Lot Size, Sprinkler System, Home Warranty, Deed Restrictions, Security System**WATER:** County**LAUNDRY RM TYPE:** Room, In House**SEWER:** County**UTILITY RM TYPE:****HEATING:** Heat Pump**PORCH TYPE:** Open Patio, Rear**COOLING:** Heat Pump**POOL:****FLOORS:** Concrete Slab, Hardwood, Carpet, Tile

AGENT PUBLIC REMARKS: 4BR/3BA with 13' x 22' bonus room above garage. Many upgrades! Granite kitchen countertops, hardwood flooring, tile & carpet. Open patio, front and rear porches. Easy access to community pool, fitness center, tennis court, and toddler park (currently under construction). 4th BR could be possible formal dining room if desired. [HOA fee includes garbage pick-up, non-potable water for irrigation.]

DIRECTIONS: