

Presented By:

STEPHANIE KRANK

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
Cumming, GA 30040
404.618.0605
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POWELL
PROPERTY GROUP

2715 MAPLE PARK PLACE, UNIT 30

FOR SALE

Residential :

CUMMING, GA 30040

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CUMMING, GA 30040



OFFERING SUMMARY

Sale Price: \$230,000

Lot Size: 0.2 Acres

Price / Acre: \$1,150,000

PROPERTY OVERVIEW

Affordable, low-maintenance living at Lanier Walk right near beautiful Lake Lanier. Easy Access to GA400 and Hwy 20, this community backs up to the prestigious Lanier Golf Club and close to shopping & dining. Short drive from the beautiful North Georgia Mountains. 3 bed, 3.5 bath with gorgeous back porch overlooking woods. Private, well kept neighborhood. Finished daylight basement offers third bedroom/flex area and full finished bath. Walkout to private patio.

PROPERTY HIGHLIGHTS

- Walk out daylight basement
- Double master bedroom plan upstairs
- Well kept neighborhood
- Minutes from Lake Lanier

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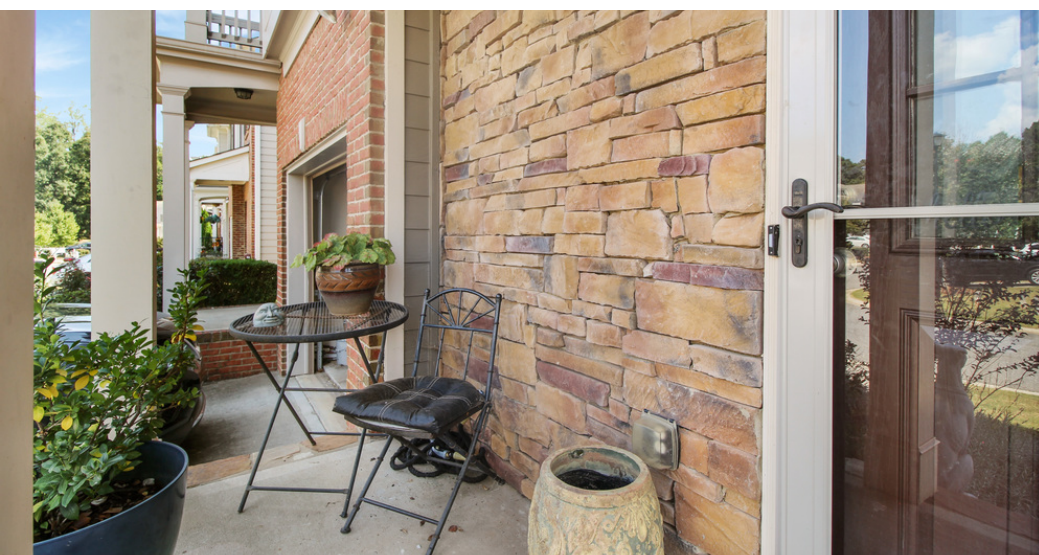
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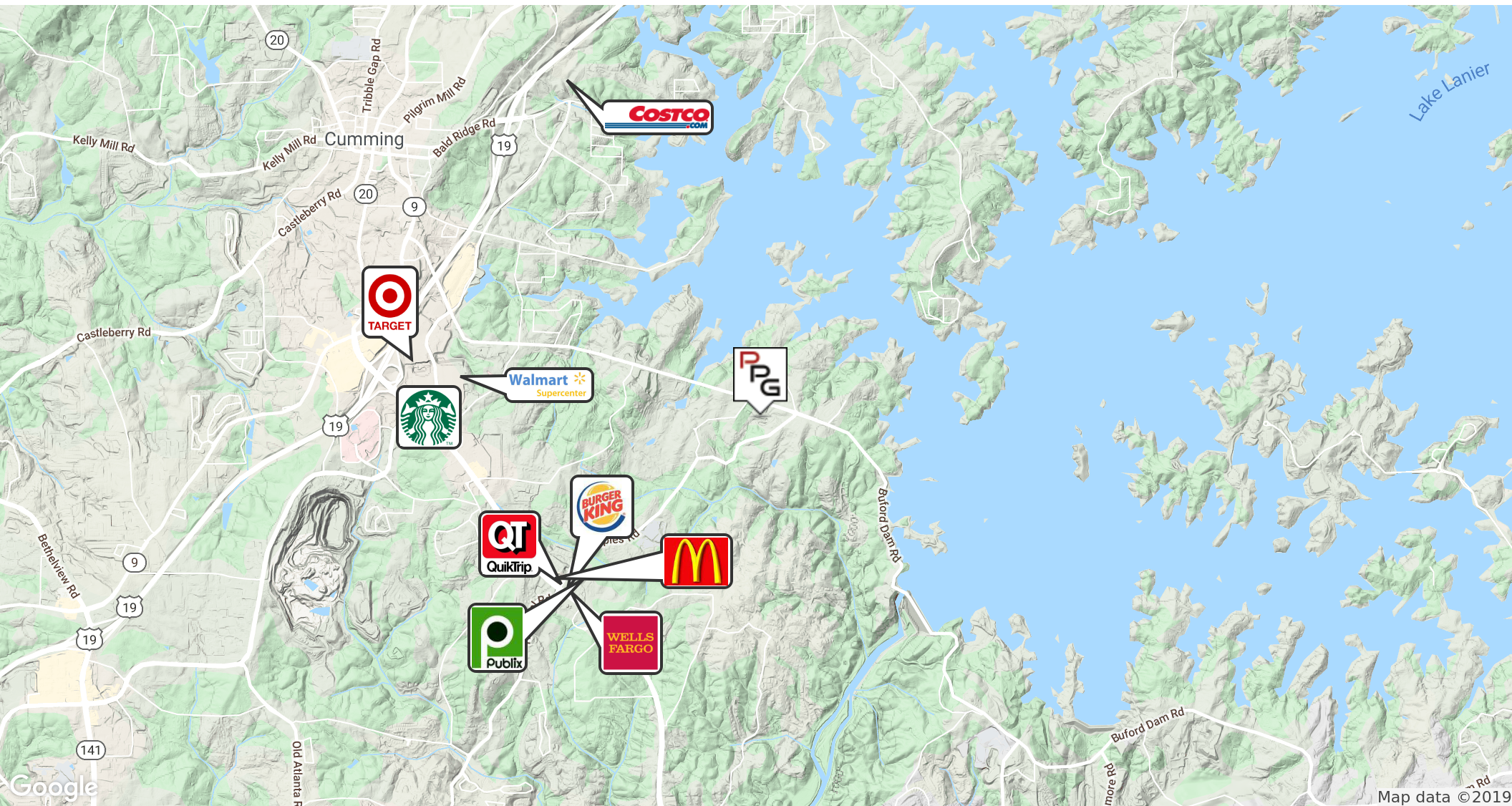
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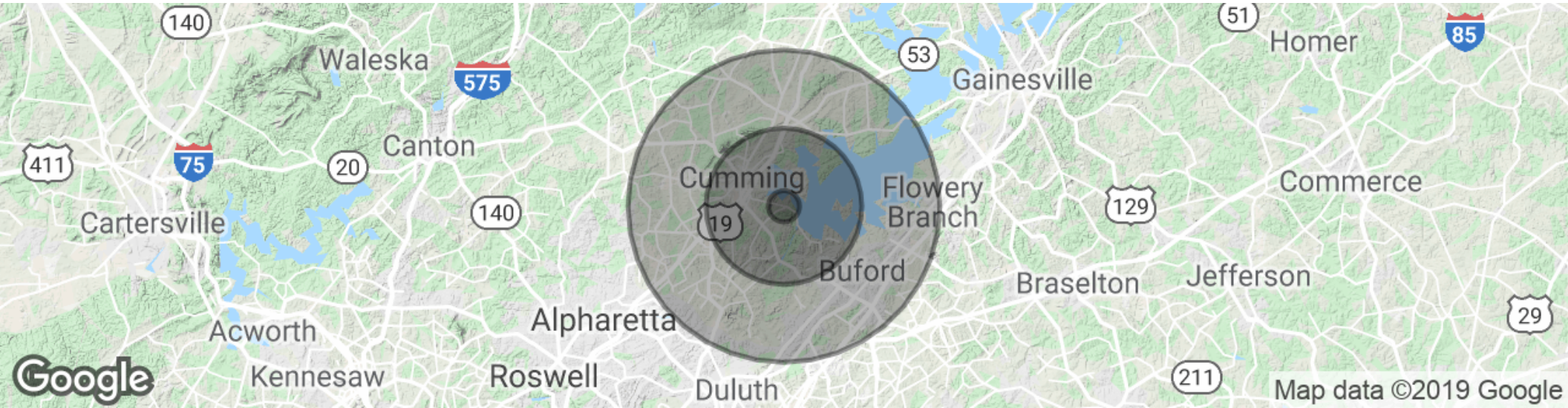
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,295	64,143	260,534
Median age	39.2	36.5	36.4
Median age (Male)	37.0	35.4	35.8
Median age (Female)	39.4	37.5	36.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	758	22,079	86,659
# of persons per HH	3.0	2.9	3.0
Average HH income	\$97,019	\$93,546	\$103,249
Average house value	\$312,010	\$322,629	\$356,258

* Demographic data derived from 2010 US Census

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