Agent Full MLS System - FMLS \$275,000

> Residential - Detached MLS #: 7631558 2305 Ventura Road SE

City: Smyrna

County: Cobb - GA

Subd/Comp: Belmont Hills

Availability: Conditions Exist: See Priv Rmrks

**Broker: ATCM05** 

State: Georgia, 30080-1326

Lake: None



Lvis **Bdrms Baths Hlf Bth** SCHOOLS Elem: Belmont Hills Unner O O O

Bus Rte: Y Main 3 1 1 Middle: Campbell Bus Rte: Y Lower 0 0 0 High: Campbell Bus Rte: Y Total 1 1

Condition: Resale

**\$/SF:** \$173.61 Subtype: Single Family Residence **Sq Ft/Source:** 1,584 / Public Records

Levels/Stories: 1 Above Grade Finished Area: 1,584 Year Built: 1952 **Below Grade Finished Area:** Acres/Source: 0.2750 / Public Records **Below Grade Unfinished Area: 600** 

Const: Aluminum Siding, Block Foundation: Block Arch Style: Ranch

VENTURA ROAD SE is located off of Windy Hill Road Between Atlanta Road & South Cobb Drive via the NEW Local Access Roads! DO NOT Directions:

USE GOOGLE MAPS OR GPS THEY HAVE NOT BEEN UPDATED!!

**Public:** Charming 3BR/1.5BA Ranch in Belmont Hills - Prime Smyrna Location! This well-maintained home features a spacious layout with an

oversized den, separate living room, dining area, and eat-in kitchen. All bedrooms are generously sized and located on the main level. Enjoy the beautiful screened-in porch and a large lot with room to expand. Perfect for first-time buyers or investors looking for a turnkey rental. Located just minutes from the Smyrna Market Village, Silver Comet Trail, Truist Park & The Battery, Cumberland Mall, Marietta Square, and countless parks, shops, restaurants, and entertainment venues. This property is zoned GC (General Commercial) but the existing home is recognized as a legal nonconforming residence. It may continue to be occupied and sold as a home. The zoning also

provides potential long-term value for commercial redevelopment.

Private: This Is An Estate Owned Property. Property Is Being Sold "AS-IS" Condition. Home Is Vacant & On Supra, Go & Show At Your Convenience.

Bedroom: Master on Main, Oversized Master

Tub/Shower Combo Master Bath:

Cabinets White, Eat-in Kitchen, Laminate Counters, Pantry Walk-In Kitchen:

Dining: Separate Dining Room

Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Main Level

Rooms: Attic, Basement, Den, Workshop

**FEATURES** 

Accessibility: Other Struct:

Appliances: Gas Range, Gas Water Heater, Refrigerator Parking Feat: Driveway, Level Driveway, On Street Basement: Daylight, Exterior Entry, Full, Unfinished Carports: Garages: Parking: Parking Community: Patio/Porch: Covered, Enclosed, Rear Porch, Screened

Central Air, Electric, ENERGY STAR Qualified Equipment Cooling: Pool Features: None Pool Private:

Electric: 110 Volts No Road Front: Exterior: Awning(s), Lighting, Private Yard, Rain Gutters County Road

Fencing: Road Surface: Asphalt, Paved Chain Link, Fenced

Fireplace #: 0 Roof: Shingle Fireplace: Security: Security Lights, Smoke Detector(s) None

Carpet, Hardwood, Laminate Sewer: Flooring: Public Sewer Grn Bld Cert: Sna: None

**Utilities:** Green Eff: None Cable Available, Electricity Available, Natural Gas

Available, Phone Available, Water Available Grn Gen: View: City

Heating: Central, ENERGY STAR Qualified Equipment, Forced Air, Natural Water Frntage:

**HERS Index:** Waterfront: None Horse Amen: Water Ament: None Interior: Disappearing Attic Stairs Water Source: Public

Back Yard, Front Yard, Wooded Lot Features: Windows: Aluminum Frames, Storm Window(s)

Other Equip: None

LEGAL | FINANCIAL | TAX INFORMATION

PPIN #/APN: 17-0347-0-057-0-0035-G-02 Tax ID: 17-0347-0-057-0 Tax/Tax Year: \$178 / 2024 Section/GMD: Land/Lot: 347 District: 6 Lot: 35 Block: G

Plat Book/Page: 10/118 Deed Book/Page: 255/545 Land Lease: No **Lot Dim:** 93 x 75 Special Circumstances: Estate Owned, No disclosures from Seller, Sold As/Is Listing Conditions: Standard

**HOA Phone: HOA Rent Restriction: No** Assessment Due/Contemplated: No

Association Fee: \$0 Swim/Tennis: \$0 **Initiation Fee:** 

Master Assoc Fee: \$0 Home Warranty: No

Legal Description: LAND LOT 347 of the 17th DISTRICT, 2nd Section of Cobb County, Georgia, being LOT 35, BLOCK G of the Belmont

Hills Subdivision, UNIT 2, as per plat recorded in PLAT BOOK 10, Page 118.

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 213209 Agent: Joy McHenry Phone/Cell: 404-667-1614/404-667-1614 Firm License#: H-61807 Phone/Cell:

Co-Agent:

Phone/Fax: 770-240-2005/770-240-5405 Office: Atlanta Communities Show Inst: Anytime Access, Text Listing Agent Email: joy@joymchenry.com

Showing Consideration: None

Buyer Brokerage Compensation: % **Dual or Variable Commission: No** 

Occupant Type: Vacant Possession: Close of Escrow Lockbox: Supra LB Location: Front Door

Contact: Joy L McHenry BuyBrk Present Offer to Seller: No Contact Phone: 404-667-1614 Listing Contract Date: 09/12/2025 On-Market Date: 09/12/2025 Original List Price: \$275,000

Exp Date: 12/31/2025 Days to Exp: 107 Act DOM: 3