

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

210 Birmingham Road

Over **\$150,000** in after-market upgrades

*Roof 1 years old, water heater 1 years, HVAC, heat pump + furnace systems 1 years.
Basement recently finished within last year. Includes all new HVAC and furnace system.
Basement includes large theatre room, safe room, full bathroom and flex space.*

Improvements Include:

- Finished basement; framing, drywall, plumbing to new bathroom, plumbing for future bar area, electrical, safe room door, flooring approx. \$100,000
- Whole home Generac 26kW generator \$15,000
- Fenced in exterior approx. \$15,000
- Upgraded landscaping approx. \$25,000
- Epoxy garage floor approx. \$5,000
- Screened in porch approx. \$5,000