

**MLS #:** R75748A **List Price:** \$499,900

4221 Quail Run Circle Valdosta, GA 31601



<b>BEDROOMS:</b> 4	<b>AREA:</b> 5-N side hwy 84 in Lowndes Co.
<b># FULL BATHS:</b> 3	<b>SUBDIVISION:</b> Kinderlou Forest
<b># PARTIAL BATHS:</b> 1	<b>ZONING:</b> pd
<b>APX TOTAL SQFT:</b> 2850	<b>HISTORIC DISTRICT:</b> No
<b>PARKING:</b> 3 Cars, Garage	<b>SOURCE SQFT:</b> builder
<b>PRICE PER SQFT:</b> \$175.40	<b>LOT SIZE:</b> 125x248x183x225
<b>YEAR BUILT:</b> 2007	<b>ACREAGE:</b> 0.82
<b>FRONTAGE:</b> None	<b>TAX AMOUNT:</b> 300
	<b>TAX YEAR:</b> 2006

**LEGAL DESC:** LOT 19 PHASE 2 Kinderlou Forest  
**PLAT BOOK:** A **PLAT BOOK PAGE:** 2502-4

**DEED BOOK:** **TAX ID:** not known  
**DEED BOOK PAGE:**

**HOA FEE:** Yes **HOA FEE \$ PER YR/QTR/MO:** 135  
**HOA AMENITIES:** Trash, Common Ground Maintenance, Other-See Remarks

	Dimension:		Dimensions:		Dimensions:
Living Rm:	15x13	Mstr Bdrm:	17x16	Mstr Bthrm:	13x13
Dining Rm:	13x14	Bedrm 2:	16x14	Bthrm 2:	8x5
Great Rm:	13x12	Bedrm 3:	14x11	Bthrm 3:	15x6
Family Rm:	20x17	Bedrm 4:	13x11	Prtl Bthrm:	8x3
Kitchen:	15x13	Bedrm 5:		Extra Rm:	16x14
Brkfst Rm:	13x10	Sun Rm:		Lndry Rm:	6x5
Utility Rm:		Frnt Prch:	22x8	Back Prch:	14x8
Garage:	23x36	Carport:			

**ELECTRIC COMPANY:** EMC  
**OTHER UTILITY COMPANY:**  
**ROAD:** Paved  
**# STORIES:** 1.5 Stories  
**CONSTRUCTION:** Brick/Veneer  
**ROOF:** Architectural Shingles  
**WATER:** County  
**SEWER:** County  
**HEATING:** Heat Pump  
**COOLING:** Heat Pump  
**FLOORS:** Concrete Slab, Hardwood, Carpet, Tile

**WATER COMPANY:** county  
**OTHER UTILITY COMPANY 2:**  
**WINDOWS:** Wood, Thermopane  
**INTERIOR FEATURES:** Insulated, Fireplace, Ceiling Fans, Garage Door Opener  
**APPLIANCES:** Electric Stove, Microwave, Dishwasher, Disposal, Separate Ice Maker  
**EXTERIOR FEATURES:** Sprinkler System, Termite Bonded, Home Warranty, Deed Restrictions  
**LAUNDRY RM TYPE:** Room, In House  
**UTILITY RM TYPE:** Room, In House  
**PORCH TYPE:** Front  
**POOL:**

**AGENT PUBLIC REMARKS:** two fireplaces...granite countertops...HOA fee includes non-potable water to irrigate, pool, tennis courts, exercise room.

**DIRECTIONS:**