

MLS #: R72596A List Price: \$599,900

4273 Spring Branch Circle Valdosta, GA 31601

 **Additional Photos**


**BEDROOMS:** 4  
**# FULL BATHS:** 4  
**# PARTIAL BATHS:** 0  
**APX TOTAL SQFT:** 3700  
**PARKING:** 3 Cars, Garage  
**PRICE PER SQFT:** \$162.14  
**YEAR BUILT:** 2007  
**FRONTAGE:** Other-See Remarks

**AREA:** 5-N side hwy 84 in Lowndes Co.  
**SUBDIVISION:** Kinderlou Forest  
**ZONING:** PD  
**HISTORIC DISTRICT:** No  
**SOURCE SQFT:** Builder  
**LOT SIZE:** see acreage  
**ACREAGE:** 0.96  
**TAX AMOUNT:** n/a  
**TAX YEAR:** n/a

**LEGAL DESC:** LOT 40 PHASE III KINDERLOU FOREST  
**PLAT BOOK:** A **PLAT BOOK PAGE:** 2502

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

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

	Dimension:		Dimensions:		Dimensions:
Living Rm:	15 x 13	Mstr Bdrm:	16 x 16	Mstr Bthrm:	20 x 14
Dining Rm:	15 x 12	Bedrm 2:	15 x 13	Bthrm 2:	11 x 06
Great Rm:		Bedrm 3:	15 x 13	Bthrm 3:	13 x 07
Family Rm:	20 x 19	Bedrm 4:	15 x 13	Prtl Bthrm:	
Kitchen:	15 x 12	Bedrm 5:		Extra Rm:	
Brkfst Rm:		Sun Rm:		Lndry Rm:	9 x 8
Utility Rm:		Frnt Prch:	34 x 09	Back Prch:	14 x 12
Garage:	36 x 23	Carport:			

**ELECTRIC COMPANY:** Colquitt

**WATER COMPANY:** County

**OTHER UTILITY COMPANY:**

**OTHER UTILITY COMPANY 2:**

**ROAD:** Paved

**WINDOWS:** Thermopane

**# STORIES:** 1.5 Stories

**INTERIOR FEATURES:** Insulated, Blinds, Fireplace, Cable TV Available, Ceiling Fans, Garage Door Opener, Wet Bar

**CONSTRUCTION:** Brick/Veneer

**APPLIANCES:** Electric Stove, Microwave, Dishwasher, Disposal

**ROOF:** Architectural Shingles

**EXTERIOR FEATURES:** Sprinkler System, Termite Bonded, Home Warranty

**WATER:** County

**SEWER:** Community Sewer

**LAUNDRY RM TYPE:** In House

**HEATING:** Heat Pump

**UTILITY RM TYPE:**

**COOLING:** Heat Pump

**PORCH TYPE:** Front, Rear

**FLOORS:** Hardwood, Carpet, Tile

**POOL:** Community Pool

**AGENT PUBLIC REMARKS:** ASSOC FEE \$135 PER MTH INCLUDES GARBAGE PICK-UP AND NON- POTABLE WATER FOR IRRIGATION ( LAWNS) KINDERLOU FOREST IS A PRIVATE GOLF COMMUNITY, WITH A DAVIS LOVE DESIGNED COURSE.

**DIRECTIONS:**

