

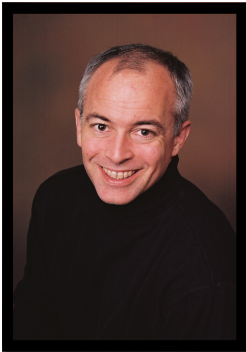
# Ready To Do "The Deed"??

## Come On! You Know You Want It!

Offered By:

Andy Bailie,

Broker Associate



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442 McGill Place

\$109,900

- Sunny Spacious 1BR Floorplan
- Single Bathroom
- New Carpeting & Fresh Paint
- Quiet Locale - Gated Entry
- All Appliances Stay!
- Open Living Room Features  
Masonry Fireplace + French  
Doors Leading To.....
- Private/Covered Rear Patio
- Gourmet Kitchen w/Solid  
Surface Countertops & Tile  
Backsplash
- Home Warranty Provided
- Monthly HOA Fee = \$300\*
- Well Managed HOA & Board
- Community Pool & Clubhouse
- Community Green Space &  
Dog Walk Area



Your Mama Always Advised Waiting Until You Were Old Enough! Seriously - Don't You Think You Should?

Perhaps It's Time To Tell The Landlord Bye Bye & Own Your Own Place! This Is Arguably One Of The Best Opportunities At Popular **McGill Place**. Enjoy Morning Coffee & The Sunday Paper On The Covered Rear Deck, Fireside Snuggling In The Living Room Or Dining & Retail Therapy At One Of Atlanta's Finest Collection Of Eateries & Shopping Venues Nearby. This Single-Bedroom Floor Plan Has A Spacious Bathroom, Separate Laundry Closet (Washer/Dryer Stay!), Newer Carpeting & Fresh Interior Paint. It's Flooded With Natural Light & Has Loads Of Charisma. \*3 Mo. HOA Paid by Seller w/ Acceptable Offer! More Info At: [www.mcgillplace.com](http://www.mcgillplace.com)

So... If You Thought You Couldn't Afford To "Do The Deed" - Think Again!