

# \$1,250,000 - Unit 906 - 2700 Paces Ferry Road Se, Atlanta

MLS® #6898788

## \$1,250,000

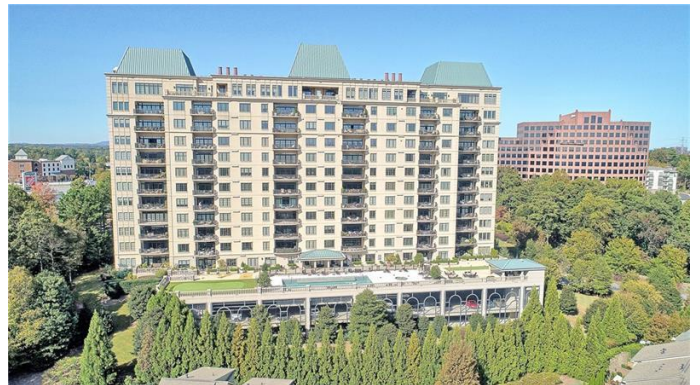
3 Bedroom, 3.00 Bathroom, 2,682 sqft

Sqft Source: Public Records

Condominium on 0.06 Acres

The Aberdeen, Atlanta, GA

**SIMPLY STUNNING!** This exclusive property is sure to impress with its location, views, amenities, and design! Seize this rare opportunity to own a luxurious 9th floor corner PENTHOUSE residence in The Aberdeen. Rich with amenities, this condo offers a relaxed lifestyle set in the heart of historic Vinings. The dazzling 270 degree view of Buckhead and the downtown skylines surrounded by lush greenery invites you to stay home. If you decide to venture out, it's a short stroll to dining, shopping & entertainment. Upon entering you will be greeted with an expansive light-filled floor plan that features 10' ceilings and double balconies. Gorgeous living area with upgraded flooring and sliding doors to balcony is designed to maximize the indoor-outdoor connection and provides an impeccable entertaining space. Amazing chef's kitchen features breakfast bar, Viking appliances, double ovens, walk-in pantry, oversized sink, along with upgraded cabinets, countertops, and lighting. Separate dining room with an adjoining balcony lends a perfect spot to gather and enjoy al fresco dining on beautiful days and nights. Other standouts include separate sitting room & 3 spacious BR & BA, the main with a generous walk in-robe and ensuite featuring upgraded tile, multi-head shower, soaking tub, and natural stone surround. A long list of comforts include 24-Hr



concierge, extensive security, state-of-the art gym, wine cellar for each unit, golf simulation room, as well as a private club room with dining/meeting space. Outdoors features a large climate-controlled pool & adjacent spa, large covered Viking equipped kitchen, bocce court, and putting green. Homes like this are few & this is a must see! Call today to arrange a personalized property viewing.

Built in 2009

### Essential Information

MLS® #	6898788
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,682
SqFt Source	Public Records
Acres	0.06
Year Built	2009
Type	Condominium
Sub-Type	French Provncial, High-Rise (6 or more stories)
Status	Active

### Community Information

Address	Unit 906 - 2700 Paces Ferry Road Se
Area	71 - Cobb-West
Subdivision	The Aberdeen
City	Atlanta
County	Cobb
State	GA
Zip Code	30339

### Amenities

Utilities	Cable TV, Insurance, Maintenance Grounds, Receptionist, Reserve Fund, Security, Sewer, Swim/Tennis, Trash, Gas
Parking Spaces	2

Parking	1 Assigned, Covered, Garage, Storage Room
# of Garages	2
View	City View
Has Pool	Yes
Pool	Heated Pool, In Ground, Salt Water

### **Interior**

Interior	High Ceilings 10 ft Main, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Electric, Forced Air, Zoned
Cooling	Ceiling Fan(s), Central Air, Zoned
Fireplaces	None
Stories	One

### **Exterior**

Exterior Features	Walk out balcony
Lot Description	x
Roof	Other
Construction	Stucco - Unknown

### **School Information**

Elementary	Teasley
Middle	Campbell
High	Campbell

### **Listing Details**

Listed By: Keller Williams North Atlanta



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