



Commercial Sale
MLS #: 7764407
134 Marble Mill Rd NW Road NW
City: Marietta
County: Cobb - GA
Type: Mixed Use
Year Built: 1930 **# Buildings:** 1
Acreage/Source: 0.4400 / Plans
Prop Cond: Resale
Lot Dim: x
Construction: Wood Siding
Lot Features: Corner Lot, Level

Availability: No conditions
Broker: [KWRS05](#)
State: Georgia, 30060-1048
Lake: None
Parking: 4 **# Entrances:** 2
View: Neighborhood
Square Footage: 2,063
Current Zoning: CRC

Directions: From 75 take Canton Rd going Southwest, turn right onto Church St Ext NW then Left onto Marble Mill Connector next immediate right onto Marble Mill Rd NW. The House is locate in the right side of the street or use GPS, it is accurate.

Public: "Price Adjustment—Seller is motivated and open to strong offers. An exceptional opportunity at this new value." Own a piece of Georgia history—where 1895 marble, timeless architecture, and modern opportunity meet at The Swan House in Marietta’s Marble Mill Arts District. A grand arrival begins with elegant white and gray marble steps leading into the home, complemented by a striking pink marble wall originally mined in Tate, Georgia and transported by railroad and horse-drawn carriage—an architectural feature that makes an unforgettable first impression. Inside, the home showcases true craftsmanship with original wood floors, preserved custom millwork, and a grand staircase with turned spindles, classic banister, and prominent newel post. The main-level primary suite offers warmth and charm with its original fireplace and updated bath, while upstairs includes two additional bedrooms, one full bath, and a cozy dormer reading nook filled with natural light. Thoughtful 2024 updates provide modern comfort and peace of mind, including new HVAC systems, new roof, updated sewer lines, fresh interior and exterior paint, and a newly installed concrete driveway. Outdoor living is equally inviting with a wrap-around covered portico, open veranda, and oversized entertaining deck, all set on a gently usable 0.44-acre lot surrounded by mature hardwoods and traditional garden landscaping. Zoned CRC commercial, The Swan House offers exceptional versatility—ideal for a boutique office, creative workspace, live/work concept, or unique investment opportunity. A truly one-of-a-kind property where historic beauty meets modern potential.

Private: Property is vacant and on Supra. Please schedule all showings through ShowingTime and kindly allow 1 hour notice. Preferred Closing attorney Ryan Patrick Attorney At Law . Please present all offers in one single PDF including the KW ABAD document. For questions, please TEXT Kat Recinos (678) 462-2728.

Office: n/a

FEATURES

Accessibility: None	Other Struct: None
Basement: Unfinished	Parking: 4
Cooling: Central Air	Roads Front: City Street
Docs Avail: None	Road Front Ft: 30
Electric: 110 Volts, 220 Volts	Road Surface: Asphalt
Fencing: None	Roof: Asphalt, Fiberglass
Flooring: Ceramic Tile, Hardwood	Security: Carbon Monoxide Detectors, Security Lights
Green Eff:	Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Green Gen: None	View: Neighborhood
Heating: Central	Water Frntage: None
Interior: Living Space Available , Recessed Lighting, Restrooms	Waterfront: None
Loading Desc: None	Dock:
Lot Features: Corner Lot, Level	Windows: None
Other Equip: None	

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 16-1003-0-057-0	PPIN #/APN: 16-1003-0-057-0-0000-0-00	Tax/Tax Year: \$848 / 2025
Land/Lot:	District:	Lot Dim: x
Plat Book/Page:	Section/GMD:	Lot:
Special Circumstances: None	Deed Book/Page:	Block:
Owner Pays: None		Special Listing Conditions: Standard
Cap Rate:		Proposed Financing:
NOI Amount:	Annual Expenses:	Gross Income:
Legal Description: See warranty Deed	Annual Utilities:	Gross Expenses:

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 440127	Agent: Kathrin Recinos	Phone/Cell: 678-462-2728/
Firm License#: H-46676	Co-Agent:	Phone/Cell:
Office: Keller Williams Realty Atlanta Partners		Phone/Fax: 678-341-2900/678-341-2901
Show Inst: Appointment Only		Email: realtorkatrecinos@gmail.com
Showing Consideration: None		
Occupant Type: Vacant	Possession:	
Lockbox: Supra		
BuyBrk Present Offer to Seller: Yes	Contact: Kathrin Recinos	Contact Phone: 678-462-2728
Listing Contract Date: 05/04/2026	On-Market Date: 05/04/2026	Original List Price: \$637,400 Act DOM: 30