



**RE/MAX<sup>®</sup> PURE**

**1589 Hammond Woods Circle SW Marietta,  
Georgia 30008**

**.87+/- acres. Selling the home and the lot next door is included**

**Current Zoning: Single Family Residence**

**FMLS 7660453 GAMLIS 10618520**

**Call the Wendy Bunch Team with any questions or concerns. 770-528-9655**

RE/MAX PURE  
48 Polk St  
Marietta, GA 30064



# 1589 Hammond Woods Circle SW Marietta, Georgia 30008

Listing

Agent Full

MLS System - FMLS

**\$387,900**  
Active



**Residential** - Detached  
**MLS #: 7660453**  
1589 Hammond Woods Circle SW  
 City: Marietta  
 County: Cobb - GA  
 Subd/Comp: HAMMOND WOODS

**Availability:** No conditions  
**Broker:** [RPUR01](#)  
**State:** Georgia, 30008-4407  
**Lake:** None

Lvls	Bdrms	Baths	Hlf Bth
<b>Upper</b>	0	0	0
<b>Main</b>	2	2	0
<b>Lower</b>	0	0	0
<b>Total</b>	2	2	0

**SCHOOLS**

**Elem:** Cheatham Hill  
**Middle:** Smitha  
**High:** Osborne  
**Bus Rte:** Y  
**Bus Rte:** Y  
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**Subtype:** Single Family Residence  
**Levels/Stories:** 1  
**Year Built:** 1956  
**Acres/Source:** 0.8700 / Owner  
**Const:** Brick  
**Arch Style:** Ranch

**Condition:** Resale  
**Sq Ft/Source:** 1,312 / Owner  
**Above Grade Finished Area:** 1,312  
**Below Grade Finished Area:** 0  
**Below Grade Unfinished Area:**  
**Foundation:** Block  
**\$/SF:** \$295.66

**Directions:** GPS friendly

**Public:** Incredible Property Opportunity in Marietta, GA! This is one of the prettiest, flattest, cleared lots in all of Cobb County, and it comes with endless possibilities! The sale includes two parcels together, giving you space to build beautiful homes, create a soccer or baseball field, host a wedding, or design your dream outdoor retreat. Trails, shops, and everything you could need are within a mile, and you're only minutes from the Marietta Square. At the heart of this property sits a charming 2-bedroom, 2-bath ranch with a welcoming layout. The primary suite features an ensuite bathroom for a private retreat, while bathrooms include spa-like touches such as a jetted tub and a tiled walk-in shower. The kitchen boasts a warm, unique design with a wood accent wall and crown molding, and the living room offers a cozy atmosphere with its fireplace and wood detailing. A covered porch and storage building add to the property's functionality and charm. With its prime location, exceptional land potential, and inviting living spaces, this property is ready for new owners to make it their own and create lasting memories.

**Private:** Preferred closing attorney Perrie and Associates. Please note, the adjoining lot next door is included in the sale and will be conveyed together with this property. Both parcels must be sold as one transaction.

**ROOMS**

**Bedroom:** Master on Main  
**Master Bath:** Shower Only  
**Kitchen:** Cabinets Other, Country Kitchen  
**Dining:** Separate Dining Room  
**Laundry:** In Basement  
**Rooms:** Basement, Other

**FEATURES**

**Accessibility:** Accessible Full Bath  
**Appliances:** Electric Cooktop, Electric Oven  
**Basement:** Exterior Entry, Interior Entry  
**Community:** Near Public Transport, Street Lights, Sidewalks, Near Schools  
**Cooling:** Central Air  
**Electric:** Other  
**Exterior:** Private Yard, Storage  
**Fencing:** None  
**Fireplace #:** 1  
**Fireplace:** Family Room  
**Flooring:** Laminate, Hardwood, Carpet  
**Grn Bld Cert:**  
**Green Eff:** None

**Grn Gen:** None  
**Heating:** Central  
**HERS Index:**  
**Horse Amen:** None  
**Interior:** High Ceilings 9 ft Main  
**Lot Features:** Back Yard, Level, Open Lot  
**Other Equip:** None

**Other Struct:** Barn(s), Storage, Shed(s)  
**Parking Feat:** Carport, Attached, Driveway  
**Parking:** Carports: 1 Garages: Parking: 2  
**Patio/Porch:** Covered, Front Porch  
**Pool Features:** None  
**Pool Private:** No  
**Road Front:** County Road  
**Road Surface:** Asphalt  
**Roof:** Composition  
**Security:** None  
**Sewer:** Septic Tank  
**Spa:** None  
**Utilities:** Cable Available, Electricity Available, Phone Available, Water Available  
**View:** Trees/Woods  
**Water Frntage:**  
**Waterfront:** None  
**Water Ament:**  
**Water Source:** Public  
**Windows:** None

**LEGAL | FINANCIAL | TAX INFORMATION**

**Tax ID:** [19-0331-0-011-0](#)  
**Land/Lot:** District:  
**Plat Book/Page:**  
**Listing Conditions:** Standard  
**HOA Phone:**  
**Association Fee:**  
**Master Assoc Fee:** \$0  
**Legal Description:** HAMMOND WOODS LOT 31 & 32

**PPIN #/APN:** 19-0331-0-011-0  
**Section/GMD:**  
**Deed Book/Page:**  
**Special Circumstances:** None  
**HOA Rent Restriction:** No  
**Swim/Tennis:** \$0  
**Home Warranty:** No

**Tax/Tax Year:** \$447 / 2024  
**Lot:** 31 **Block:** 1  
**Land Lease:** No **Lot Dim:** 0  
**Assessment Due/Contemplated:** No  
**Initiation Fee:**

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

**Agent License#:** 178121  
**Firm License#:** H-65347  
**Office:** [RE/MAX Pure](#)  
**Show Inst:** Showing Service, Appointment Only  
**Showing Consideration:** None  
**Occupant Type:** Vacant  
**Lockbox:** Supra  
**BuyBrk Present Offer to Seller:** No  
**Listing Contract Date:** 10/03/2025  
**Dup FMLS#:** 7660477  
**Exp Date:** 04/08/2026

**Agent:** [Wendy R Bunch](#)  
**Co-Agent:**  
**Possession:** Close of Escrow  
**Contact:** Wendy Bunch  
**On-Market Date:** 10/03/2025  
**Days to Exp:** 2

**Phone/Cell:** 770-528-9655/  
**Phone/Cell:**  
**Phone/Fax:** 770-528-9655/404-478-8461  
**Email:** [wendy@wendybunch.net](mailto:wendy@wendybunch.net)  
**Contact Phone:** 770-528-9655  
**Original List Price:** \$450,000 **Act DOM:** 185





<b>Active</b>	<b>Residential Lot</b>	<b>0.87 Acres</b>	<b>Cobb County</b>
Listing ID :	10618520	On Market Date:	10/03/2025
Current Use:	Other	Original List Price:	\$450,000
Lot Size Acres:	0.87	Annual Association Fee:	\$0
Subdivision:	HAMMOND WOODS	Close Date:	
Originating System:	GAMLS (Georgia MLS)	Days On Market:	185

## Overview

Incredible Property Opportunity in Marietta, GA! This is one of the prettiest, flattest, cleared lots in all of Cobb County, and it comes with endless possibilities! The sale includes two parcels together, giving you space to build beautiful homes, create a soccer or baseball field, host a wedding, or design your dream outdoor retreat. Trails, shops, and everything you could need are within a mile, and you're only minutes from the Marietta Square. At the heart of this property sits a charming 2-bedroom, 2-bath ranch with a welcoming layout. The primary suite features an ensuite bathroom for a private retreat, while bathrooms include spa-like touches such as a jetted tub and a tiled walk-in shower. The kitchen boasts a warm, unique design with a wood accent wall and crown molding, and the living room offers a cozy atmosphere with its fireplace and wood detailing. A covered porch and storage building add to the property's functionality and charm. With its prime location, exceptional land potential, and inviting living spaces, this property is ready for new owners to make it their own and create lasting memories.

## Private Remarks

Preferred closing attorney Perrie and Associates. Please note, the adjoining lot next door is included in the sale and will be conveyed together with this property. Both parcels must be sold as one transaction.

## Listing Details

List Price:	\$387,900	List Agent:	Wendy Bunch
Original List Price:	\$450,000	List Agent Phone:	(404) 375-7765
On Market Date:	10/03/2025	List Agent Email:	wendy@wendybunch.net
Listing Contract Date:	10/03/2025	List Agent MLS ID:	BUNCHWENDYR
Purchase Contract Date:		List Agent State License :	178121
Close Date:		List Office:	<a href="#">RE/MAX Pure</a>
Expiration Date:	04/08/2026	List Office Phone:	(770) 528-9655
Off Market Date:		List Office Email:	wendy@wendybunch.net
Listing Terms:		List Office MLS ID:	RPUR01
Showing Requirements:	Appointment Only, Use Showing Time	List Office State License:	65347
Showing Contact Name:	Wendy Bunch	Colist Agent:	
Showing Contact Phone:	770-528-9655	Co-list Agent Phone:	
Lockbox Type:	GAMLS/FMLS - Supra	Co-List Agent Email:	
Listing Agreement:	Exclusive Agency	Co-list Agent MLS ID:	
List Without Photos:	No	Co-list Agent State License:	
		Co-List Office:	
		Special Listing Conditions:	As Is, No Disclosure
		Office Remarks:	

## Property Overview

### Property / Lot

Property Subtype:	Residential Lot	Lot Size Acres:	0.87
Community Features:	Sidewalks, Street Lights, Walk To Public Transit, Walk To Schools	Lot Size Source:	Owner

Water Body Name:	NONE	Waterfront Footage:	0
Property View:		Waterfront Features:	
Number of Lots:	0	Land Use Restrictions:	
Road Frontage Type:	County Road	Zoning Description:	
Total Road Frontage Length:	0	Current Use:	Other
Road Surface Type:			
Possible Use:			

### Location

District:		Elementary School:	Cheatham Hill
Subdivision Name:	HAMMOND WOODS	Elementary Bus:	Yes
County:	Cobb	Middle School:	Smitha
State:	GA	Middle School Bus:	Yes
Directions:	GPS friendly	High School:	Osborne
		High School Bus:	Yes

### Features

Frontage Type:		Utilities:	Cable Available, Electricity Available, Phone Available, Water Available
Fencing:		Water Source:	Public
Lot Features:	Level, Open Lot, Private	Sewer:	Septic Tank
Vegetation:		Total Dock Slips:	0
Other Structures:	Barn(s), Shed(s)		

### Tax/HOA

Parcel Number:	19033100110	Documents Available:	Boundary Survey
Tax Annual Amount:	\$447	Plat Book:	
Tax Year:	2024	Plat Page:	
Association:	No	Deed Book:	
Annual Association Fee:	\$0	Deed Page:	
Land Lot:			
District:			
Section:			
Lot:	31		
Block:	1		
Unit:			

### Sales

Close Date:		Buyer Agent:	
Close Price:		Buyer Agent Phone:	
Sellers Contribution:		Buyer Agent MLS ID:	
Off Market Date:		Buyer Agent State Lic.:	
Due Diligence Date:		Buyer Agent Office:	
Buyer Financing:		Buyer Agent Office MLS ID:	
		Buyer Agent Office State License:	

