FULL BASEMENT

COLDWELL BANKER COMMERCIAL

METRO BROKERS



All Brick Home in Nature's Pointe

FOR SALE

226 Hummingbird Court
Hampton, GA 30228

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

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EXECUTIVE SUMMARY

The Property

226 Hummingbird Court
Hampton, GA 30228

PROPERTY SPECIFICATIONS

Property Type:	Single Family
Land:	0.88 +/- Acres
Tax ID:	036B01017000
2026 Taxes:	$1,654
Subdivision:	Nature's Pointe

PRICE

Sale Price:	$595,000
Price per S.F.:	Approx. $240

Location Highlights

- Approximately 4 Miles to I-75
- Quiet Country Setting
- Conveniently Located Near All That Hampton, McDonough and Lovejoy have to Offer
- Approximately 24 Miles to Hartsfield Jackson International Airport



Property Description

Beautiful brick home with a full unfinished basement in the quiet, established community of Nature's Point! This spacious 3-bedroom, 3.5-bath home also features a versatile bonus room and plenty of room to grow. A welcoming foyer opens to a formal dining room accented by wainscoting and a double trey ceiling. The vaulted family room features a beautiful brick gas-log fireplace and provides a comfortable gathering space.

The well-appointed kitchen offers granite countertops, tile backsplash, stainless steel appliances, breakfast bar, and a spacious breakfast/dining area. The desirable owner's suite is conveniently located on the main level and features an updated walk-in shower, freestanding soaking tub, dual vanities, and a roomy walk-in closet. Spacious secondary bedrooms provide plenty of comfort for family or guests.

Additional features include floored attic storage over the garage, central vacuum, and extra attic insulation. The full unfinished basement offers tremendous potential for future living space, recreation, storage, or a workshop, with a 16-foot-wide garage door and separate exterior entries.

Enjoy the outdoors from the covered front porch or the huge rear deck, recently rebuilt and partially covered for year-round enjoyment. The yard features sod and irrigation sprinklers in both the front and back. **Roof replaced July 2026!** A spacious, well-maintained home with excellent potential in a peaceful, established neighborhood.

AERIAL



EXTERIOR & DECK








INTERIOR PHOTOS











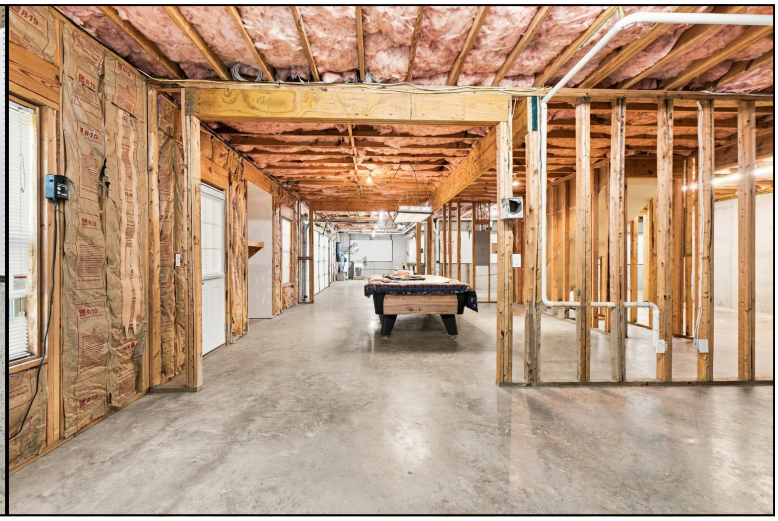


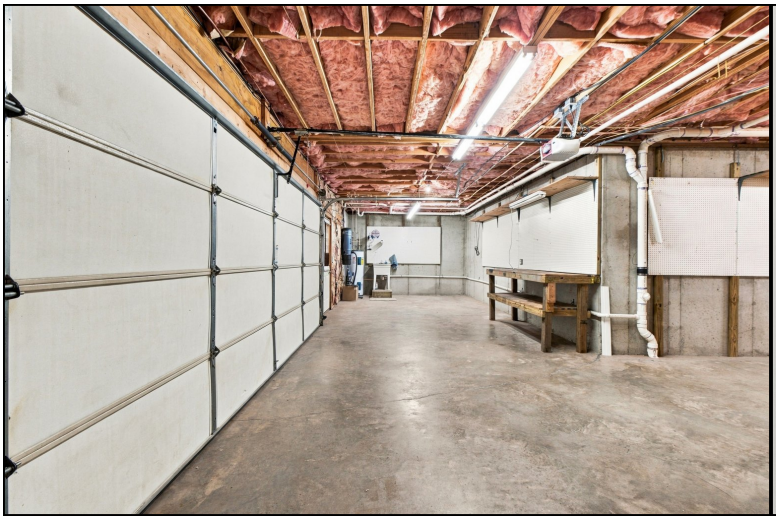
INTERIOR PHOTOS





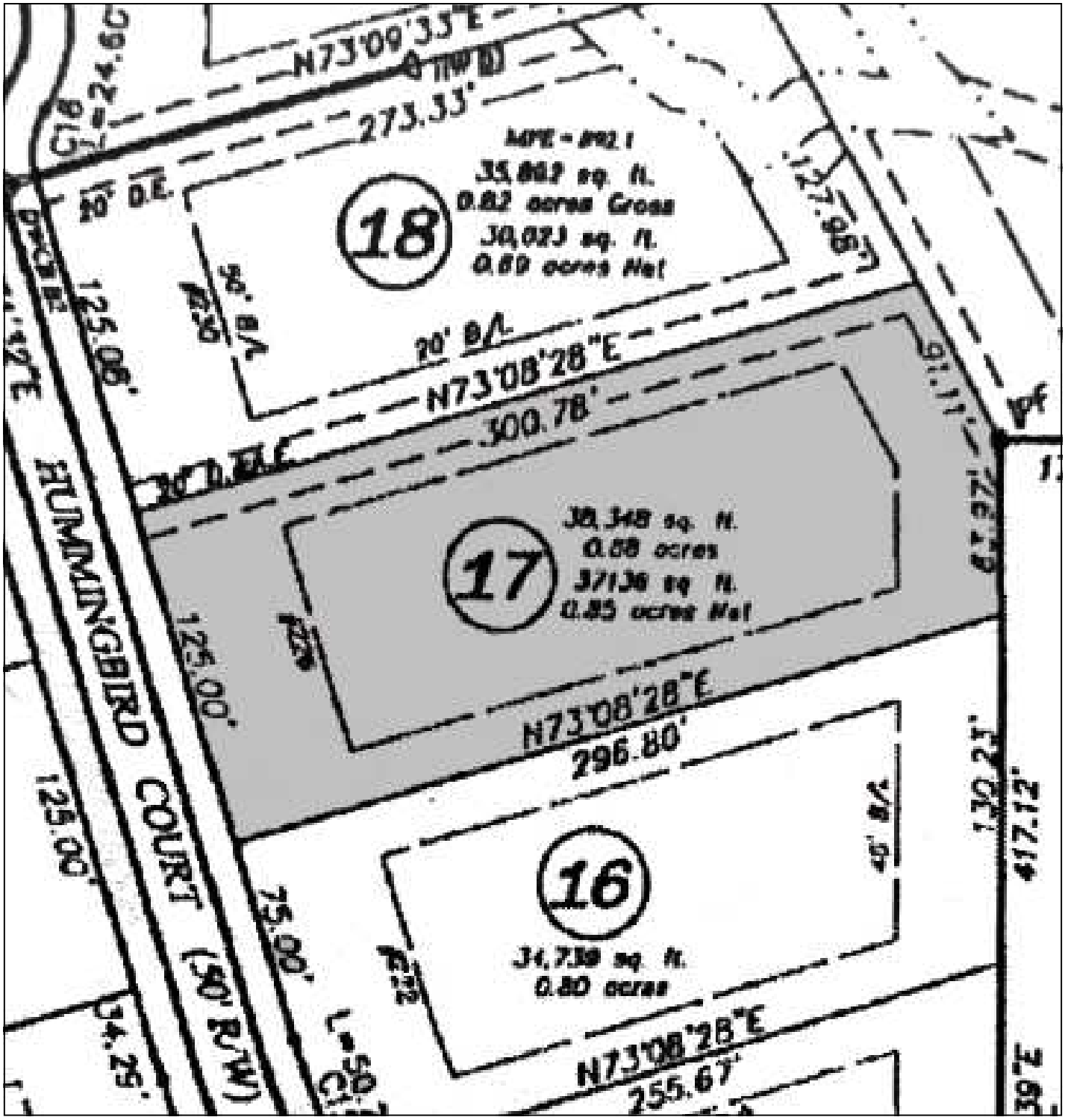




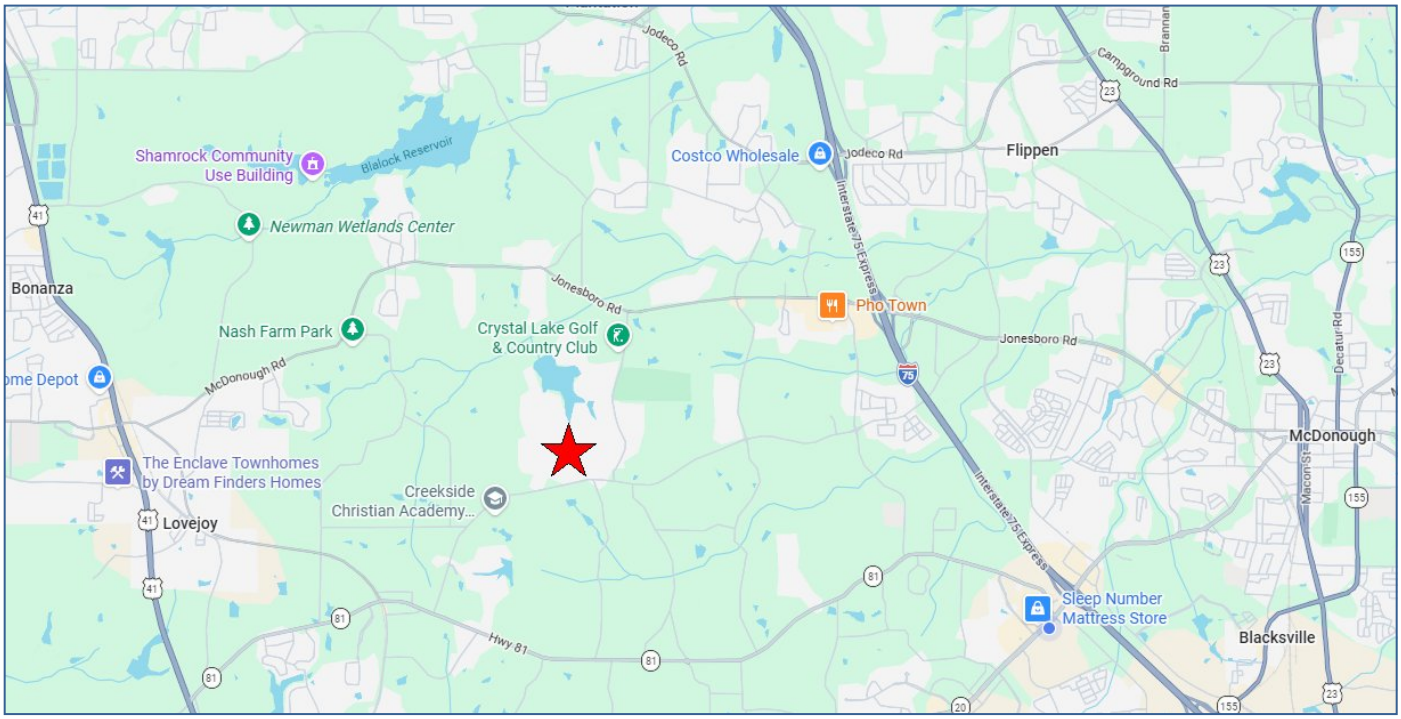


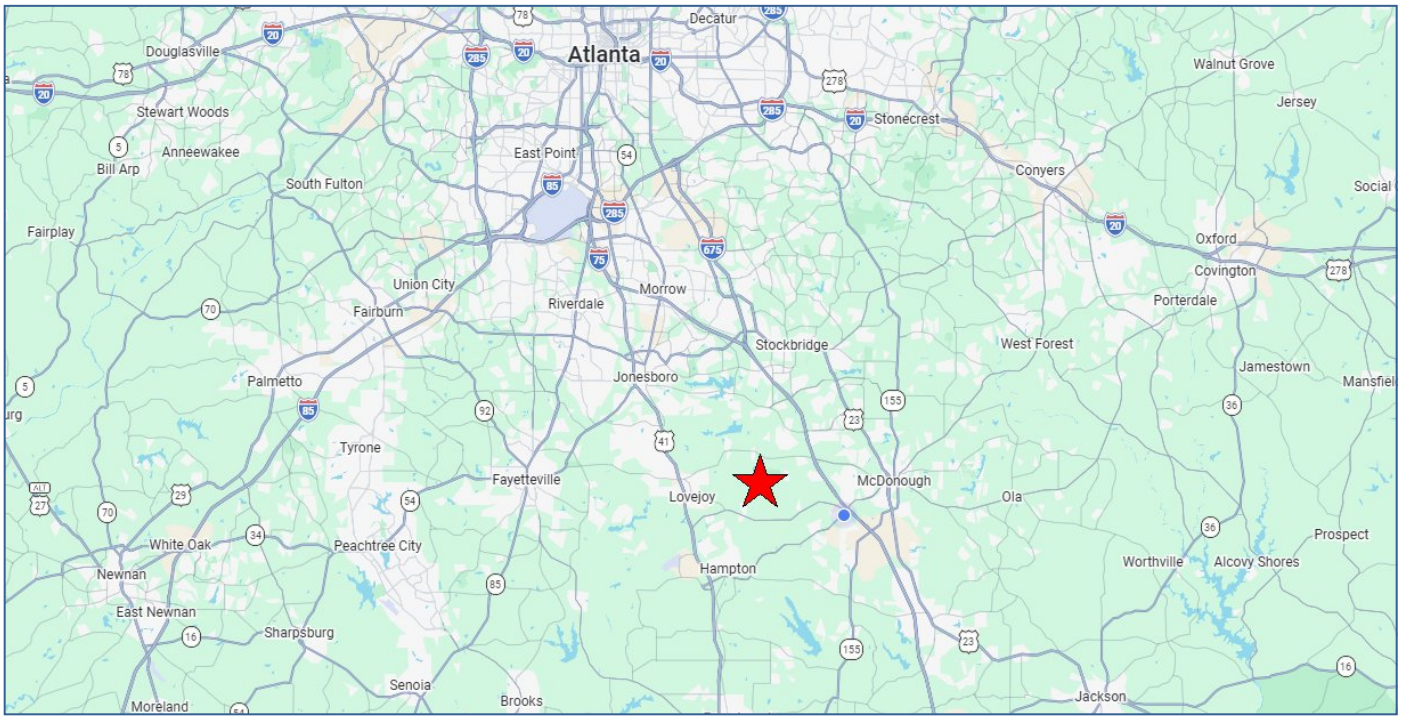


SURVEY


N73°09'33"E
273.33'
18
35,882 sq. ft.
0.82 acres Gross
30,023 sq. ft.
0.69 acres Net
20' B/L
N73°08'28"E
300.78'
17
38,348 sq. ft.
0.88 acres
37,136 sq. ft.
0.85 acres Net
N73°08'28"E
296.80'
16
34,739 sq. ft.
0.80 acres
N73°08'28"E
255.67'
HUMMINGBIRD COURT (50' R/W)
125.00'
75.00'
417.12'

MAPS


Jodeco Rd
Campground Rd
Shamrock Community Use Building
Blalock Reservoir
Costco Wholesale
Jodeco Rd
Flippen
Newman Wetlands Center
Interstate 75 Express
Bonanza
Jonesboro Rd
Nash Farm Park
Crystal Lake Golf & Country Club
Pho Town
Jonesboro Rd
McDonough Rd
Decatur Rd
McDonough
The Enclave Townhomes by Dream Finders Homes
Creekside Christian Academy...
Lovejoy
Macon St
Interstate 75 Express
Sleep Number Mattress Store
Hwy 81
Blacksville


Decatur
Douglasville
Atlanta
Walnut Grove
Jersey
Stewart Woods
Stonecrest
Anneewakee
Bill Arp
East Point
Conyers
South Fulton
Social
Fairplay
Oxford
Covington
Union City
Morrow
Riverdale
Fairburn
Porterdale
Stockbridge
West Forest
Palmetto
Jonesboro
Jamestown
Tyrone
Fayetteville
McDonough
Lovejoy
Ola
White Oak
Peachtree City
Prospect
Newnan
Hampton
Worthville
Alcovy Shores
East Newnan
Sharpsburg
Senoia
Brooks
Moreland
Jackson

Agent Profile



Butch Springer, CCIM

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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/ broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of $100 million.

1998 – 2005 ***Coldwell Banker Bullard*** **Realty. Sales** Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: ***Metro Brokers GMAC Real*** **Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: **Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

For more information, please contact:

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.