

PROPERTY REPORT

5407 Trowbridge Pl, Atlanta, GA 30338



Presented by

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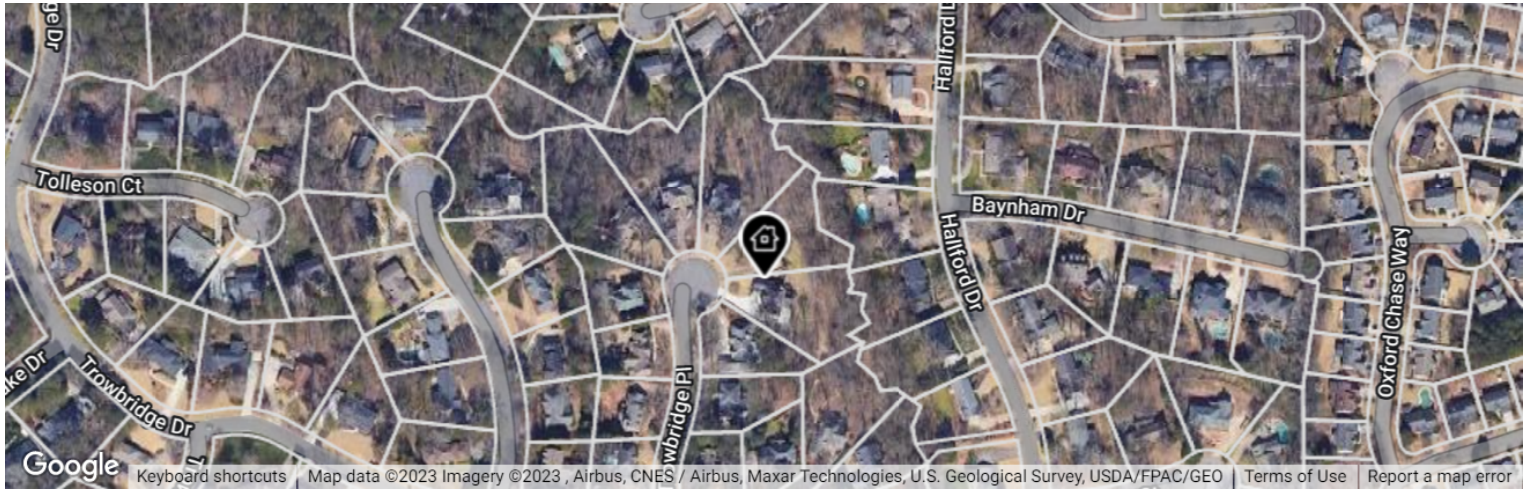
Main: [info@nxt-realtygroup.com](mailto:info@nxt-realtygroup.com) | Other 1: [sellwithsuccess01@gmail.com](mailto:sellwithsuccess01@gmail.com)

Agent: [www.nxt-realtygroup.com](http://www.nxt-realtygroup.com)

**NXT Realty Group, LLC**

2330 Scenic Hwy South - Suite 147  
Snellville, GA 30078

# 5407 Trowbridge Pl, Atlanta, GA 30338



Legend:  Subject Property

● Active • New, New: 7/30/2023

## Lease Price

# \$4,500 mo.

Active Date: 7/30/2023  
Listing ID: 10186616

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## Home Facts

### Public Remarks

Welcome to your dream home - Nestled on a tranquil cul de sac, this beautiful brick traditional exudes charm and warmth. The renovations and classic architectural style throughout will capture your heart. Step into the huge, renovated gourmet kitchen, with its multiple granite islands and a view to the 2-story great room featuring a cozy stone fireplace. Hardwood floors, designer colors, and a bedroom on the main level add to the welcoming vibe. Upstairs, you'll find a large master suite, laundry room, and 3 additional bedrooms for your family's comfort. The daylight finished terrace level with 12' ceilings offers an extra bedroom, full bath, and a large workshop. Enjoy the outdoors on the lovely screened porch or multiple decks, surrounded by custom stonework. The private wooded backyard with a grassy play area is perfect for fun and relaxation. Top it all off with great public and private schools nearby, and a convenient location for all your needs. Don't miss the chance to tour this gem on July 31st! You'll fall in love with your new home.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	6	6	-
Total Baths	6	5	-
Full Baths	5	5	-
Partial Baths	1	-	-
Living Area (sq ft)	3,262	4,005	-
Building Area (sq ft)	3,262	-	-
Lot Size	0.6 acres	0.6 acres	-
Lot Dimensions	26136 SF	-	-
Garage (spaces)	0	-	-
Pool	Spa or Hot Tub (only)	-	-
Year Built	1985	1985	-
Style	Traditional/Old	Traditional	-
Roofing	-	Composition	-
Heating	Central	Central, Forced Air, Natural Gas	-
Cooling	Central	Ceiling Fans, Central Air, Electric	-
Fireplaces	1	2	-
Basement	Improved Basement (Finished)	Daylight, Finished, Full, Interior Entrance	-
Construction	-	Brick	-
Exterior Walls	Brick	-	-
Number of Units	0	-	-
Number of Stories	2 story with Basement	Two	-

# Extended Home Facts



Legend:  Subject Property

## Exterior Features

<b>Parking</b>	Garage, Garage Door Opener, Kitchen Level Entry, Parking Pad, Side/Rear Entry
<b>Sewer</b>	Public Sewer
<b>Levels</b>	Two
<b>Utilities</b>	Cable Available, Sewer Conn., Underground Utilities
<b>Water</b>	Public
<b>Lot Size Features</b>	Cul-De-Sac

## Location Details

<b>Directions to Property</b>	Please follow GPS
<b>Subdivision</b>	Dunwoody Club Forest
<b>Zoning</b>	X

## Homeowners Association Info

<b>Association Features</b>	None
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## Lease Details

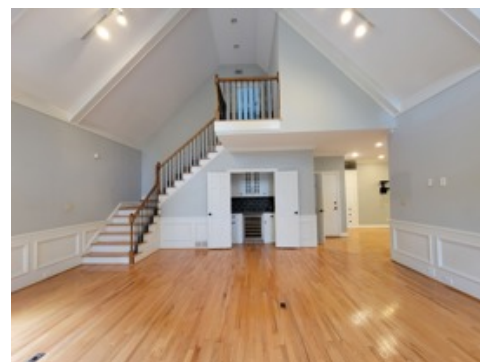
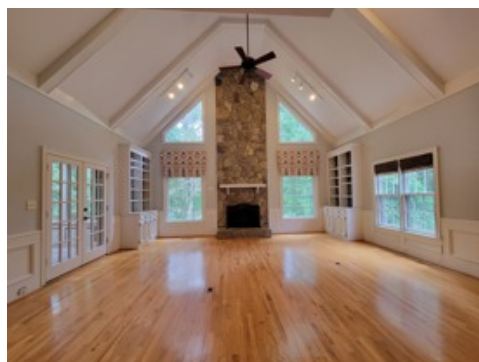
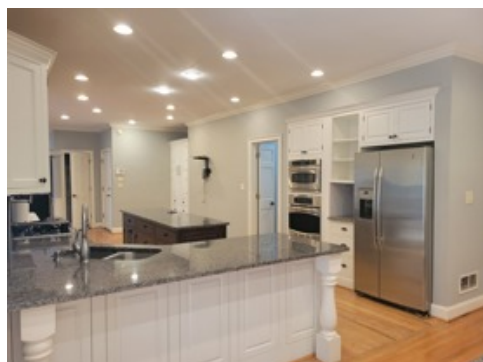
<b>Lease Option</b>	No
<b>Lease Price</b>	\$4,500
<b>Date Available</b>	7/31/2023
<b>Deposit Amount</b>	\$4,500
<b>Pet Features</b>	Call Lister

## Schools (based on location)

<b>Elementary School</b>	Vanderlyn Elementary School
<b>High School</b>	Dunwoody High School
<b>School District</b>	Dekalb County Schools



# Property Photos







## Neighborhood: People Stats and Charts

	30338	Atlanta	DeKalb County	Georgia	USA
Population	33.8K	492K	759K	10.6M	330M
Population Density per Sq Mi	3.76K	3.64K	2.83K	184	—
Population Change since 2010	+13.3%	+20.9%	+12.8%	+12.9%	+8.7%
Median Age	37	33	36	37	38
Male / Female Ratio	46%	49%	47%	49%	50%



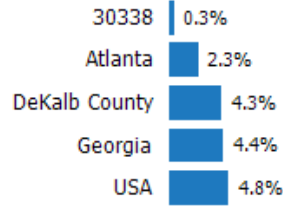
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

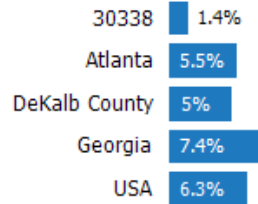
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

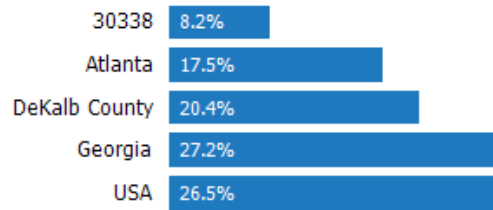
### Less Than 9th Grade



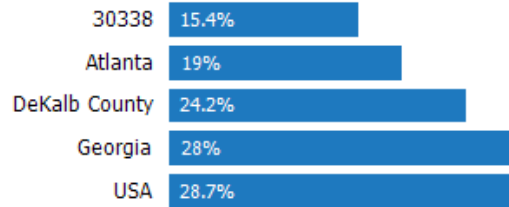
### 9-12th Grade/No Diploma



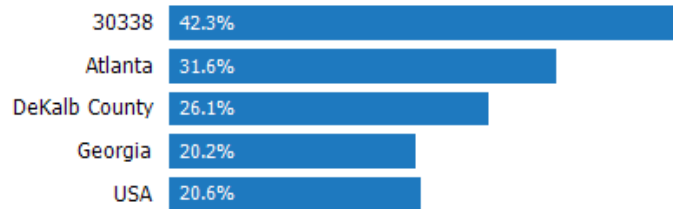
### High School Graduate



### Associate Degree



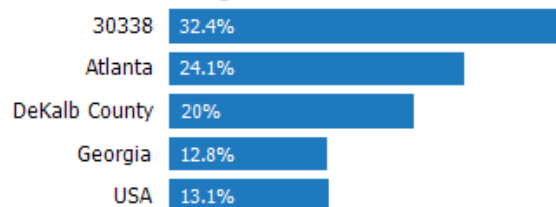
### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30338



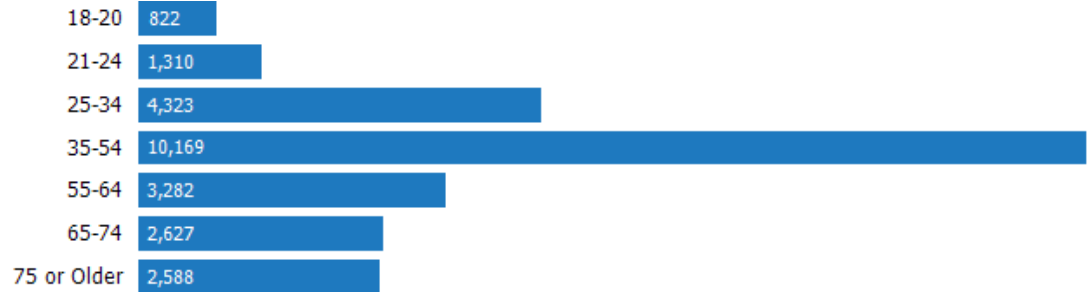
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30338



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30338



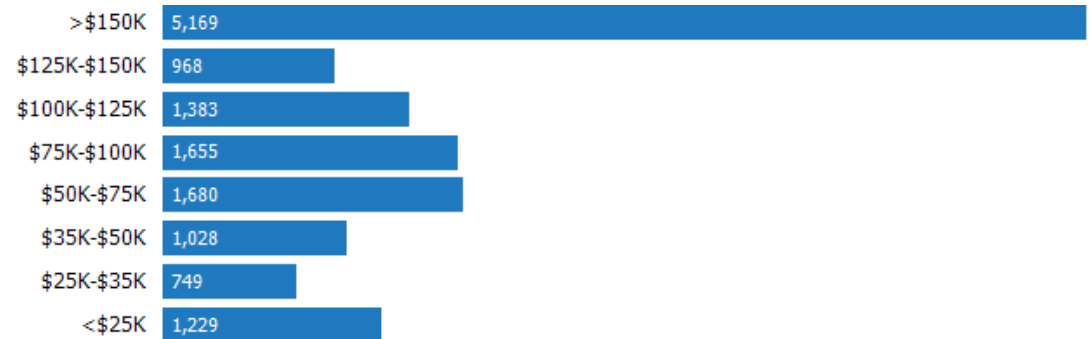
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

30338



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

 DeKalb County





# Neighborhood: Economic Stats and Charts

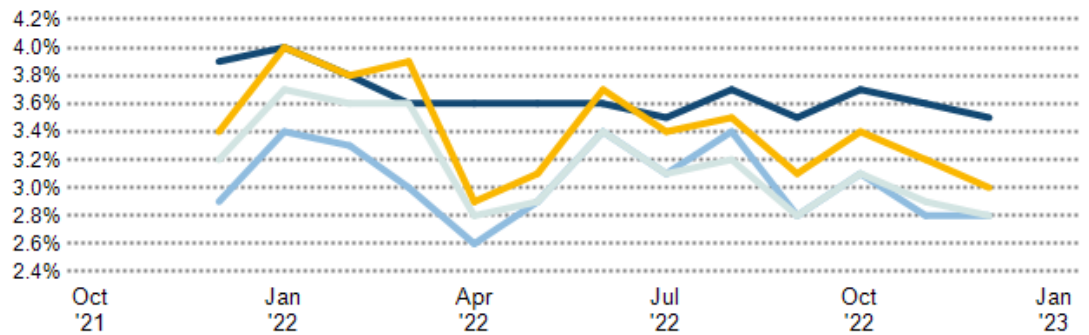
	30338	Atlanta	DeKalb County	Georgia	USA
Income Per Capita	\$62,310	\$54,466	\$39,994	\$34,516	\$37,638
Median Household Income	\$110,656	\$69,164	\$69,423	\$65,030	\$69,021
Unemployment Rate	—	3%	2.8%	2.8%	3.5%
Unemployment Number	—	8.27K	11.3K	145K	—
Employment Number	—	266K	398K	5.1M	—
Labor Force Number	—	274K	410K	5.25M	—

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

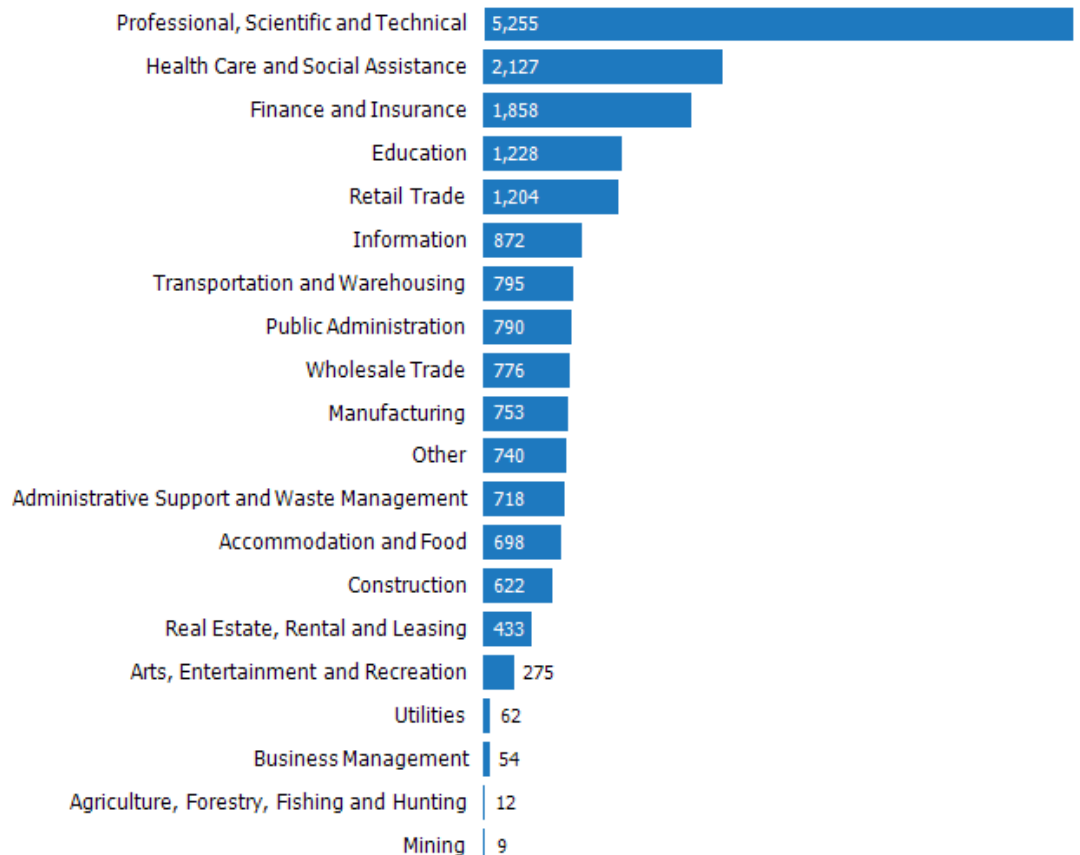


## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 30338

	30338	Atlanta	DeKalb County	Georgia	USA
Elevation (in feet)	921	911	918	—	—
Annual Rainfall (in inches)	60	60	60	52.95	—
Annual Snowfall (in inches)	1.55	1.55	1.55	1.63	—
Days of Full Sun (per year)	113	113	113	109	—
Travel Time to Work (in minutes)	—	28	32	29	27
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	0	—	—
Superfund Sites	0	1	0	27	2,438
Brownfield Sites	No	Yes	Yes	Yes	Yes

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30338

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30338

## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30338

## School: Vanderlyn Elementary School

### School Details

**Name**  
Vanderlyn Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-5

**School District**  
DeKalb County Schools

**Address**  
1877 Vanderlyn Dr,  
Dunwoody, GA 30338

**Phone**  
(678) 874-9002

### School Facts

Vanderlyn Elementary School

–

#### Overall Grade

**B+**

**C+**

Total Enrollment

**601**

**93,470**

Students per Teacher

**13.0:1**

**16.0:1**

Students in Free Lunch Program

**3%**

**71%**

#### Academic Grade

**A-**

**C**

Average GPA

–

**3.29 (out of 27080 responses)**

Math Proficiency

**85%**

**31%**

Reading Proficiency

**81%**

**35%**

Gifted Students

**38%**

–

AP Enrollments

–

–

Graduation Rate

–

**73%**

Average ACT Score

–

**23 (out of 2881 responses)**

Average SAT Score

–

**1,080 (out of 6948 responses)**

#### Teacher Grade

**B+**

**C**

Average Teacher Salary

**\$57,301**

**\$63,395**

Teachers in 1st or 2nd Year

**6%**

**5%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly



## School: Dunwoody High School

### School Details

**Name**  
Dunwoody High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
DeKalb County Schools

**Address**  
5035 Vermack Rd,  
Dunwoody, GA 30338

**Phone**  
(678) 874-8502

### School Facts

#### Dunwoody High School

–

#### Overall Grade

**A**

**C+**

#### Total Enrollment

**2,148**

**93,470**

#### Students per Teacher

**16.0:1**

**16.0:1**

#### Students in Free Lunch Program

**23%**

**71%**

#### Academic Grade

**A**

**C**

#### Average GPA

**3.51 (out of 1724 responses)**

**3.29 (out of 27080 responses)**

#### Math Proficiency

**43%**

**31%**

#### Reading Proficiency

**61%**

**35%**

#### Gifted Students

**37%**

–

#### AP Enrollments

**39%**

–

#### Graduation Rate

**89%**

**73%**

#### Average ACT Score

**28 (out of 345 responses)**

**23 (out of 2881 responses)**

#### Average SAT Score

**1,210 (out of 493 responses)**

**1,080 (out of 6948 responses)**

#### Teacher Grade

**B+**

**C**

#### Average Teacher Salary

**\$57,301**

**\$63,395**

#### Teachers in 1st or 2nd Year

**16%**

**5%**

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 3/20/2023 by Senior

Had a great 4 years at Dunwoody, awesome principals and the AP teachers are great. The school also has great coaches and fun to attend sporting events.

Posted: 3/9/2023 by Senior

I love the school spirit. Ever since I stepped foot onto the school I loved it. All the teachers had a smile on their face and loved Dunwoody as much as the students. The teachers are very smart and influence the students a lot.

Posted: 11/30/2022 by Senior

I like Dunwoody High School's chance for everyone to prevail and truly understand their potential. Not only do students get opportunities like incentives for their improvement in classes, WHAS-UP tutoring , a student-led program for National Honor Society members to tutor other students of various subject areas and classes. With several alums being in prestigious universities, scholarships, and programs, this school offers out-of-school opportunities with school staff involvement. Some programs my friends and I have been acquainted with, through the school, are the Governor's Honors Program, Nation Merit Scholarships, and German Consulate Scholarships.

Posted: 6/2/2022 by Alum

I like Dunwoody because it's in a nice neighborhood that's friendly to everyone. Whether you're black, apart of the LGBTQ+ community, and more. The teachers there are amazing and so are the academics. Personally, I was in the mass communications, and it was a most wonderful experience. I've learned things that'll help me with my future job even before I got to college. Also, our new principles, Coach Bass, is amazing man. He's very involved with student life and has very high energy to keep students, teachers, and staff in good spirits. He brought everyone together this past year. Ranging from robotics to football. He wants everyone to feel like they belong. Truly, he's made the school a better place. The only thing I would say impacted me negatively would be parking. Our school is small, but the parking lot is smaller. We have a parking lottery each year to see who wins a space. If you're one of the unfortunate ones who don't win a space, you must find somewhere else to park.

Posted: 9/29/2021 by Senior

Great community with wonderful students and a great atmosphere. Teachers are excellent for the most part, but the management done at the county level is pitiful. Dekalb county has had a rough past, and is very hateful towards Dunwoody HS. We have not been treated well by them. Its 2021 and we arent allowed to have a homecoming dance! We can go to school and football games, but not a dance! Unacceptable.

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- This report has been provided to you by a member of the NAR.



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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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