



SOLD REALTY CO.

- Premium Homesite -

9550 GRANDE DRIVE | LOT #22
WINSTON, GA

Offered at \$89,850 (Land Lot Only)

CUSTOM LUXURY ESTATE OPPORTUNITY

PRIVATE 3.71 ACRES | BASEMENT LOT | GUEST RESIDENCE POTENTIAL

PRESENTED BY: Anita Felice Anderson



A dark, atmospheric photograph of a resort poolside area. In the foreground, a row of lounge chairs with cushions is positioned on a stone patio. Behind them, several large, light-colored patio umbrellas are open. To the left, a swimming pool with blue water is visible. In the background, there is a building with a tiled roof and lush tropical vegetation, including palm trees. The sky is dark with some clouds. The overall mood is serene and luxurious.

BUILD YOUR LEGACY.
LIVE WITHOUT COMPROMISE.

A RARE OPPORTUNITY TO BUILD WITHOUT COMPROMISE



Positioned within the desirable Grande Pointe at Fairplay Community, this 3.71-acre premium homesite offers the ideal foundation for a luxury custom home.

Designed for buyers seeking space, privacy, and long-term value, the property combines estate-scale acreage with the flexibility to create a truly personalized living experience.

From a basement-build opportunity to the potential for a guest residence or income producing suite, this homesite offers the scale and versatility found in established communities.

PROPERTY OVERVIEW

This premium homesite offers a unique balance of privacy, flexibility, and long-term value.

The property features favorable topography for a basement-build and offers ample space for a guest residence, multigenerational living arrangement, or income-producing suite.

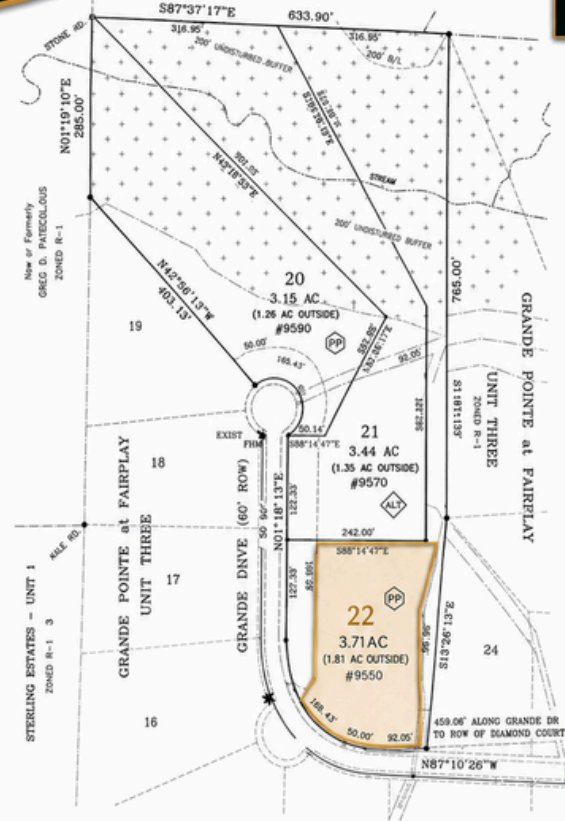
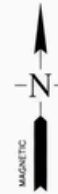
Surrounded by natural beauty and estate-style homes, this lot provides an ideal setting for a thoughtfully designed custom-build while still maintaining convenient access to Douglasville, Atlanta, major highways, shopping, dining, and daily conveniences.

With no HOA, a generous build envelope, mature wooded surroundings, and a peaceful setting, this homesite is designed for buyers seeking space, lifestyle, and the opportunity to build without compromise.

GRANDE POINTE AT FAIRPLAY WINSTON, GEORGIA

3.71 ACRES
ESTATE LOT

LOT 22
9550 GRANDE DRIVE
WINSTON, GA 30187



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C7	216.19'	140.00'	195.34'	N42°56'07\"W
C8	169.43'	50.00'	99.24'	N35°46'15\"W



THIS PLAT RECORDED
IN PB. 31, PG. 237-238.

THIS PLAT IS SUBJECT TO THE COVENANTS
SET FORTH IN THE SEPARATE DOCUMENT(S)
RECORDED IN DB. PG(S).

FINAL PLAT
*Grande Pointe
at Fairplay
Unit Four*

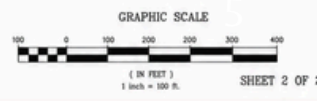


This plan has been approved by
Douglas County. The Clerk of
Superior Court is authorized.
9-10-04 *Clark Webb*
Date Planning and Zoning



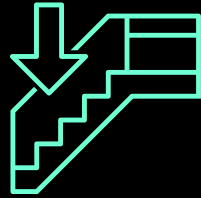
Prepared By
VANSANT - CAMPBELL
LAND SURVEYING - LAND PLANNING
8867 Bobbin Parkway, Douglasville, Georgia 30134 (770) 942-1234

LOCATED IN
LAND LOT 188 3rd DISTRICT 5th SECTION
DOUGLAS COUNTY GEORGIA
DATE: MAY 26, 2004 SCALE: 1" = 100'
JOB No. = 00-107
*100017/FINAL UNIT FOUR.DWG





Private
3.71 Acres



Basement Build
Opportunity



Guest Residence/
Income Suite Potential



Estate-Scale
Homesite



Private
Setting



Established
Community



Convenient to Atlanta
and Douglasville



Custom-Build
Potential

ENVISION THE POSSIBILITIES



CUSTOM ESTATE



GUEST/INCOME SUITE



OUTDOOR LIVING

*Conceptual renderings shown for inspiration only and do not represent approved site plans or architectural designs.

9550 GRANDE DRIVE | LOT #22 | WINSTON, GA

9550 GRANDE DRIVE

LOT 22 • WINSTON, GEORGIA

CONCEPTUAL HOMESITE PLAN
3.71 ACRES • 1.81 ACRES OUTSIDE BUFFER

HOMESITE HIGHLIGHTS



EXPANSIVE & USABLE
1.81 acres outside buffer providing ample space for your dream home and outdoor living.



IDEAL BUILD ENVELOPE
Large, level area for home placement with flexibility for basement design.



OUTDOOR LIVING
Room for pool, terraces, fire features, and entertaining areas.



PRIVATE & PEACEFUL
Surrounded by mature trees for natural privacy and beauty.



PREMIUM ACCESS
Curved driveway entry creates stunning curb appeal and a grand arrival.



BUILDER FRIENDLY
No stream through homesite. Favorable topography for a smoother build process.

BUILD POTENTIAL

- ✓ Ideal for basement home
- ✓ Space for pool & outdoor living
- ✓ Guest house or detached garage option
- ✓ Ample yard space
- ✓ Flexible design possibilities



STUNNING CURB APPEAL



OUTDOOR LIVING INSPIRATION



PRIVATE & PEACEFUL SETTING

IMPORTANT NOTES

- Conceptual plan for illustrative purposes only.
- Home, pool, and improvements shown are not approved.
- Actual homesite, driveway, septic, and improvements to be determined by buyer, builder, and county.
- Buyer to verify all information and development potential.

A RARE OPPORTUNITY TO BUILD YOUR CUSTOM ESTATE IN GRANDE POINTE

IDEAL FOR LUXURY LIVING

This homesite offers freedom to design a custom estate that fits your lifestyle today and for generations to come.

- Build a custom estate tailored to your lifestyle
- Ideal for multi-generational living
- Guest residence or income producing suite potential
- Ample space for luxury amenities: resort-style pool, tennis court, outdoor living, gardens, and more
- Surrounding by high-end custom homes
- Long-term value in a premiere community

Ideal for a custom luxury build with space for a guest residence or income producing suite. aligning with surrounding property standards.



PRIVACY WITHOUT ISOLATION



Douglasville
15 minutes



Shopping/Dining
15-20 minutes



Atlanta
35-40 minutes



Golf Courses
20-25 minutes



Hartsfield-Jackson Airport
45 minutes




Healthcare
15-20 minutes

PUBLIC TRANSPORTATION:

A convenient Park & Ride location nearby also provides an easy commuting option for access to Downtown Atlanta and surrounding metro areas while allowing you to enjoy the privacy and tranquility of estate-style living.


**9550
GRANDE DR**
WINSTON, GA


WINSTON

ATLANTA

DOUGLASVILLE

 **15 MINUTES
TO DOUGLASVILLE**

 **35 MINUTES
TO ATLANTA**



PRIVATE. PEACEFUL. CONVENIENT.

Enjoy the perfect balance of privacy and accessibility just minutes from shopping, dining, top-rated schools, and major highways.



GRANDE POINTE COMMUNITY

Grande Pointe at Fairplay is an exclusive community of custom estates on large homesites, offering privacy, natural beauty, and a prestigious address.

A peaceful setting with estate living at it's finest, perfect for those seeking space, quality, and value.



A brick sign for 'Grande Pointe AT FAIRPLAY' is mounted on a brick wall. The sign is dark green with a gold border. The text 'Grande Pointe' is in a gold script font, and 'AT FAIRPLAY' is in a gold sans-serif font. The wall is made of light brown bricks and features several arches. The sign is positioned between two prominent brick pillars. The background shows green foliage and trees, and the foreground is covered in brown mulch.

Grande Pointe
AT FAIRPLAY



Don't Miss This Opportunity!
BUILD WITHOUT COMPROMISE.



SCAN FOR DETAILS

SCAN BARCODE for details or visit
soldrealtyco.com/9550Grande

LET'S GET STARTED

YOUR VISION. YOUR HOME. YOUR LEGACY.

It Starts with the Right Lot.



Anita Felice Anderson

REALTOR® | *Atlanta Luxury Real Estate Advisor*



404.551.8891 Call/Text



404.340.0420 Office



anita@soldrealtyco.com



soldrealtyco.com

More than a Transaction.

WE HELP YOU **BUILD** WHAT MATTERS.

Powered By:

LOKATION®

REAL ESTATE

| CONTACT |

ABOUT SOLD REALTY CO.

At Sold Realty Co., we specialize in curated real estate experiences for buyers, sellers, builders, and relocation clients seeking a more intentional approach to real estate.

We intentionally limit the number of clients we work with to ensure every listing receives attention, strategy, and the elevated marketing it deserves.



SOLD REALTY CO.

soldrealtyco.com

WHAT WE DO

LAND SALES & ACQUISITIONS

Specializing in premium homesites and land opportunities in sought-after communities.

BUILDER & INVESTOR SUPPORT

Valuable insights, site evaluations, and connections to bring your project to life.

LUXURY MARKETING & EXPOSURE

High impact photography, targeted digital campaigns, and strategic exposure that captivates.

LOCAL MARKET EXPERTISE

Deep knowledge of the most desirable areas and emerging opportunities in the local market.

BUYER REPRESENTATION

We help you find the perfect lot or property for your that aligns with your vision and lifestyle.

FULL SERVICE FROM START TO SOLD

Guidance, negotiation, and support through every step of your real estate journey.

ELEVATED REPRESENTATION. STRATEGIC GUIDANCE.

WHY WORK WITH US

SPECIALIZED FOCUS

We focus on luxury land and custom home opportunities.

TRUSTED ADVISORS

Honest guidance.
Skilled negotiation.
Client-first approach.

STRATEGIC MARKETING

Thoughtful strategy. Powerful exposure. Proven results.

YOUR VISION. OUR PRIORITY.

We don't just sell land. We help you build your legacy.



LOCAL EXPERTISE. LUXURY MARKETING. EXCEPTIONAL RESULTS.

THE SIGNATURE SOLD EXPERIENCE



SOLD REALTY CO.

APPENDIX

Property Development Overview



9550 GRANDE DR | LOT #22 WINSTON, GA
PRIVATE 3.71 ACRES | BASEMENT LOT | GUEST RESIDENCE POTENTIAL

BUILD YOUR LEGACY. LIVE WITHOUT COMPROMISE.

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INTRODUCTION

A THOUGHTFUL APPROACH TO ESTATE LIVING

This premium homesite presents a rare opportunity to create a custom luxury estate within the established Grande Pointe at Fairplay community. Carefully positioned to balance privacy, accessibility, and long-term value, the property offers the flexibility to design a residence tailored to your lifestyle and future vision.

This appendix has been prepared to provide additional insight into the property's development potential, site characteristics, conceptual planning opportunities, and important due diligence considerations.



SECTION 1

PROPERTY SPECIFICATIONS

Property Feature

Property Address
Community
Lot Number
Acreage
Property Type
County
Topography
Homesite Style
Basement Potential
Guest Residence Potential
Outdoor Living Potential
Flood Zone Position
Primary Build Area
HOA
Utilities
Septic
Road Frontage
Setting

Details

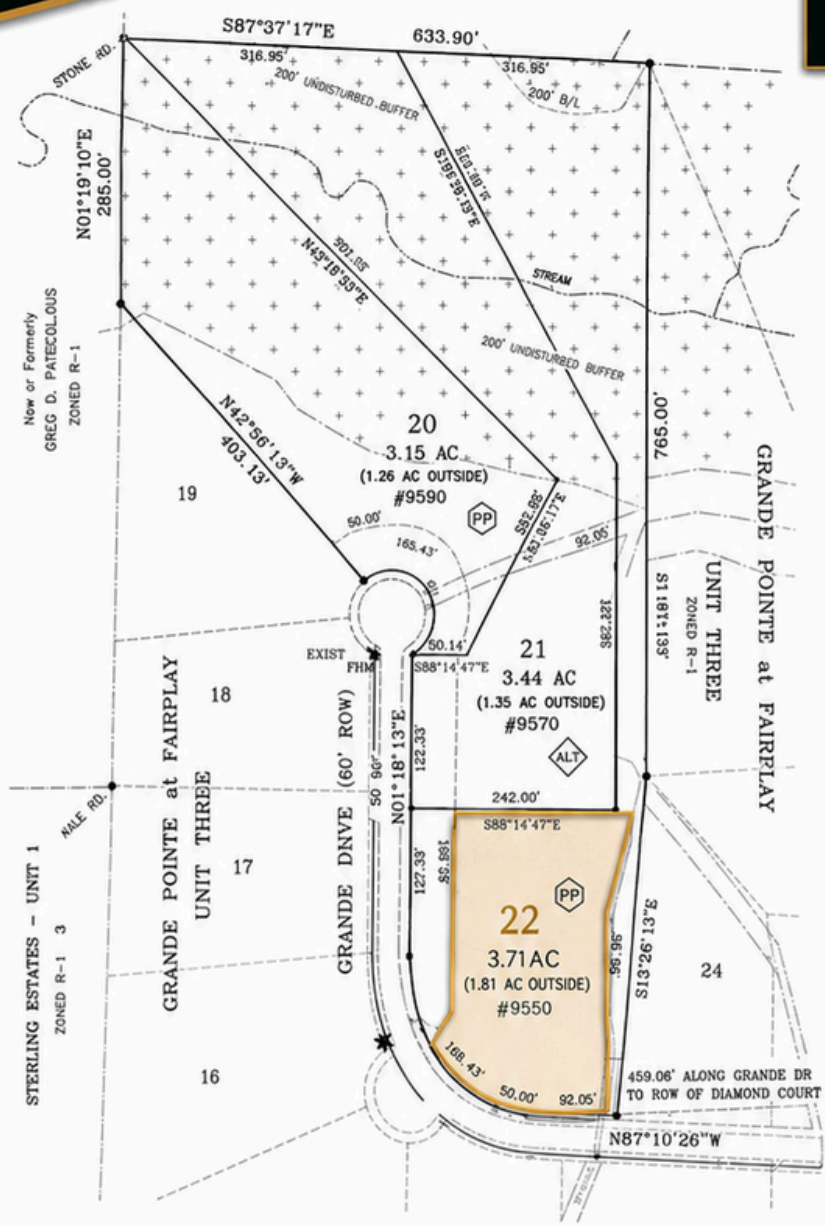
9550 Grande Drive, Winston, GA
Grande Pointe at Fairplay
Lot #22
3.71 Acres
Residential Estate Homesite
Douglas County
Favorable for Basement Build
Estate-Scale Custom Build
Yes
Yes
Excellent
Partial rear/northern section only
Positioned outside primary flood area
No
Electricity at street (Buyer to verify)
Historical approval available
Grande Drive
Wooded & Private



GRANDE POINTE

AT FAIRPLAY
WINSTON, GEORGIA

3.71 ACRES
ESTATE LOT
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WINSTON, GA 30187



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8667 Baldwin Parkway, Douglasville, Georgia 30134 (770) 942-1234

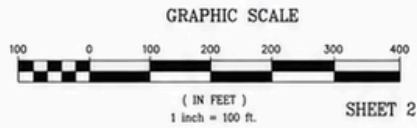
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Grande Pointe
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e:\00107\FINAL UNIT FOUR.DWG



SHEET 2 OF 2

BUILD YOUR CUSTOM ESTATE
PRIVATE • SPACIOUS • PRESTIGIOUS

3.71 ACRES
PRIVATE SETTING

CUSTOM LUXURY
HOME POTENTIAL

GUEST HOME OR
INCOME SUITE

BASEMENT LOT
TERRACE LIVING

CONVENIENT TO
ATLANTA & DOUGLASVILLE

DISCLAIMER

This plat is a graphic representation derived from recorded plat information. All boundaries, dimensions and topography should be verified by a licensed surveyor. Buyer to verify all information.

CONVENIENT ACCESS TO SHOPPING, DINING & MAJOR HIGHWAYS

SECTION 2

Conceptual Build Envelope & Site Positioning

Designed for Privacy, Scale & Lifestyle Flexibility

The property's layout offers an ideal balance between estate-style privacy and functional development potential. The conceptual homesite positioning has been designed to maximize curb appeal, preserve wooded surroundings, and create separation between outdoor entertaining spaces and neighboring properties.

Suggested Site Positioning Includes:

- Elevated custom estate positioning
- Long private driveway approach
- Motor court potential
- Basement-oriented build opportunity
- Resort-style outdoor living
- Pool and pavilion possibilities
- Guest residence or detached suite flexibility
- Preserved wooded privacy buffer

Conceptual Outdoor Features May Include:

- Infinity-edge or resort-style pool
- Covered outdoor lounge
- Outdoor kitchen & fireplace
- Garden pathways
- Private fitness or wellness studio
- Detached guest retreat
- Luxury garage expansion

All renderings, concepts, and site layouts are for inspiration purposes only and do not represent approved architectural plans or engineered site drawings.

9550 GRANDE DRIVE

LOT 22 • WINSTON, GEORGIA

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3.71 ACRES • 1.81 ACRES OUTSIDE BUFFER

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OUTDOOR LIVING INSPIRATION



PRIVATE & PEACEFUL SETTING

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SECTION 3

Septic & Development Considerations

Preliminary Development Insights

A historical septic approval permit can be obtained from Douglas County Environmental Safety Department and may provide valuable insight into prior site evaluations and development planning.

Special Conditions Previously Referenced:

- Stub out at elevation 1190
- Basement wastewater management considerations
- Lift pump installation for basement-level wastewater handling

The overall topography and natural grade of the property support the potential for a thoughtfully designed basement build while preserving outdoor functionality and estate-style positioning.

Buyers are encouraged to conduct independent due diligence with licensed engineers, contractors, septic professionals, and county authorities regarding all future development plans.

SECTION 4

Flood Zone & Buildability Summary

Privacy Without Compromising Functionality

According to Douglas County records, the buildable portion of property is located in an **area of minimal flood hazard**. Portions of the property near the creek are located within a FEMA-designated floodplain, while the proposed homesite/buildable area is situated in a minimal flood hazard zone (Zone X), offering an ideal balance of privacy, natural surroundings, and usable land.

The flood zone positioning contributes to:

- enhanced rear privacy
- natural landscape preservation
- reduced rear development density
- estate-style separation
- long-term wooded buffer protection

Flood Map

National Flood Hazard Layer FIRMette



84°53'53"W 33°37'18"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

Portions of the property near the creek are located within a FEMA-designated floodplain, while the proposed homesite/buildable area is situated in a minimal flood hazard zone (Zone X), offering an ideal balance of privacy, natural surroundings, and usable land.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/18/2026 at 10:39 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SECTION 5

Estate Community Positioning

Grande Pointe at Fairplay

Grande Pointe at Fairplay is recognized for its collection of custom-built residences situated on expansive homesites designed to support privacy, architectural individuality, and long-term value.

The surrounding community environment supports:

- custom luxury home construction
- estate-scale living
- multigenerational flexibility
- elevated outdoor living
- long-term neighborhood consistency

The combination of large homesites, mature surroundings, and proximity to Atlanta creates a compelling opportunity for buyers seeking a more intentional residential lifestyle experience.



SECTION 6

Luxury Estate Possibilities

Designed Around the Way You Live

This homesite offers the flexibility to create a truly personalized estate environment tailored to both everyday living and long-term legacy planning.

Potential Lifestyle Features:

- Resort-inspired outdoor living
- Detached guest residence
- Multigenerational living arrangements
- Executive home office or studio
- Luxury wellness & fitness spaces
- Outdoor entertaining pavilion
- Private garden installations
- Expanded vehicle storage
- Circular driveway & motor court
- Estate landscaping & lighting

Ideal Buyer Profiles:

- Luxury custom home buyers
- Multigenerational households
- Corporate relocation clients
- Entrepreneurs & executives
- Buyers seeking privacy near Atlanta
- Buyers desiring long-term estate planning flexibility

SECTION 7

Connected to Atlanta without Sacrificing Privacy

Destination	Approximate Drive Time
Douglasville	15 Minutes
Downtown Atlanta	35–40 Minutes
Hartsfield–Jackson Airport	Approximately 45 Minutes
Shopping & Dining	15–20 Minutes
Healthcare Facilities	15–20 Minutes
Golf Courses	20–25 Minutes

Additional Accessibility Benefits:

- Convenient interstate connectivity
- Access to nearby Park & Ride commuter options
- Proximity to daily conveniences while maintaining estate privacy
- Strategic positioning for commuters and relocation buyers



SECTION 8

Important Information & Buyer Due Diligence

All information contained within this document is believed to be accurate but is not guaranteed. Buyers are encouraged to independently verify all information important to their purchase decision including, but not limited to:

- zoning
- utilities
- septic requirements
- flood zone determinations
- build restrictions
- surveys
- permitting requirements
- architectural approvals
- future land use considerations

Conceptual renderings and homesite plans are for illustrative purposes only and do not represent approved construction documents or engineering plans.

Sold Realty Co. and affiliated parties make no guarantees regarding future development outcomes or governmental approvals.

Aerial Images



Community Entrance





Street View







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ATLANTA

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REAL ESTATE

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PRESENTED BY:

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