

PROPERTY GUIDE



2191 Rockbridge Rd #2401 • Stone Mountain, GA 30087

Presented by:

Dexter Alexander Culbreath



Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY



Residential - Attached
MLS #: 7772505
2191 Rockbridge Road, Unit#2401
City: Stone Mountain
County: Gwinnett - GA
Subd/Comp: Villas at Stone Mountain

Availability: No conditions
Broker: [ATFH03](#)
State: Georgia, 30087-6711
Lake: None

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	2	2	0
Lower	0	0	0
Total	2	2	0

SCHOOLS

Elem: Annistown
Middle: Shiloh
High: Shiloh
Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Condominium
Levels/Stories: 1
Year Built: 2000
Acres/Source: 0.0000 / Not Available
Common Walls: 2+ Common Walls, No One
Const: HardiPlank Type, Stone
Arch Style: Other
Condition: Resale
Sq Ft/Source: 1,464 / Public Records **\$/SF:** \$184.43
Above Grade Finished Area: 1,464
Below Grade Finished Area:
Below Grade Unfinished Area:
Ownership: Condominium **# of Units:** 1
Foundation: Slab

Public: Imagine waking up, pouring your coffee, and settling into a sun-filled room where the only thing on your schedule is deciding how to enjoy the day. That's the quiet pleasure waiting at 2191 Rockbridge Road, Unit 2401. The home's split floor plan keeps things comfortable and flexible, with each bedroom tucked away from the other, offering real breathing room whether you're working from home, hosting an overnight guest, or simply enjoying your own space. The sunroom is a standout. Wrapped in windows and bathed in natural light, it adapts to whatever you need it to be; a home office, morning retreat, or an extra sitting room. Walls are freshly painted throughout, and with the HOA handling exterior maintenance and landscaping, you can trade the to-do list for the pool and clubhouse instead. The two-car garage with room for two more vehicles just outside it, means storage and parking are never a second thought. You're also in an enviable spot, as Stone Mountain Park is practically in your backyard, with trails and open green space just minutes away. Everyday conveniences of groceries, dining, and more are easy to reach along Rockbridge Road, connecting you quickly to the heart of both Stone Mountain and Snellville. Come see how good low-maintenance living actually feels. Schedule your tour of The Villas at Stone Mountain today.

ROOMS

Bedroom: Master on Main, Roommate Floor Plan, Split Bedroom Plan
Master Bath: Shower Only
Kitchen: Breakfast Bar, Cabinets Stain, Pantry, Stone Counters, View to Family Room
Dining: Open Concept
Laundry: Laundry Room, Main Level
Rooms: Bonus Room, Computer Room, Den, Office, Sun Room

FEATURES

Accessibility: Accessible Entrance
Appliances: Dishwasher, Disposal, Dryer, Gas Range, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Washer
Basement: None
Community: Clubhouse, Fitness Center, Homeowners Assoc, Near Shopping, Pool
Cooling: Ceiling Fan(s), Central Air, Electric
Electric: Other
Exterior: Rain Gutters
Fencing: None
Fireplace #: 1
Fireplace: Factory Built, Gas Log, Gas Starter, Living Room
Flooring: Carpet, Ceramic Tile, Laminate
Grn Bld Cert:
Green Eff: None
Grn Gen: None
Heating: Central, Forced Air, Natural Gas
HERS Index:
Horse Amen: None
Interior: Cathedral Ceiling(s), Disappearing Attic Stairs, High Ceilings 10 ft Main, High Speed Internet, Permanent Attic Stairs, Walk-In Closet(s)
Lot Features: Other
Other Equip: None
Other Struct: None
Parking Feat: Attached, Deeded, Driveway, Garage, Garage Door Opener, Kitchen Level, Level Driveway
Parking Carports: 2
Patio/Porch: None
Pool Features: None
Pool Private: No
Road Front: Other
Road Surface: Asphalt
Roof: Composition, Shingle
Security: Carbon Monoxide Detectors, Security Service, Security System Leased, Smoke Detector(s)
Sewer: Public Sewer
Spa: None
Utilities: Other
View: Other
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Public
Windows: Double Pane Windows

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [R6058-330](#)
Land/Lot: **District:**
Plat Book/Page:
Listing Conditions: Standard
HOA Phone:
Association Fee: \$330 / Monthly
Master Assoc Fee: \$0
Mgmt Co: Homeside Properties
Legal Description: BLD 24 UNIT 2401 VILLA ST MT1A
PPIN #/APN: 6-058-330
Section/GMD:
Deed Book/Page:
Special Circumstances: None
HOA Rent Restriction: No
Swim/Tennis: \$0
Home Warranty: No
Phone: 678-297-9566
Tax/Tax Year: \$1,285 / 2025
Lot: **Block:**
Land Lease: No **Lot Dim:** X
Assessment Due/Contemplated: No
Initiation Fee: **FHA Condo:** No
Financing: Cash, Conventional, FHA, VA Loan
Email:

Area Schools

RATING	SCHOOL	TYPE	PHONE	DISTANCE
NA	PRIME CARE LEARNING CENTER III	Private/pk-1	(770) 469-2000	0.2 mi
NA	CHAMPIONS ACADEMY	Private/3-9	(678) 368-0063	0.6 mi
NA	VOICES OF FAITH CHRISTIAN ACADEMY	Private/pk-3	(770) 498-5850	0.7 mi
NA	GRACE HERITAGE CHRISTIAN ACADEMY	Private/pk-11	(770) 498-2650	0.7 mi
8	MOUNTAIN PARK ELEMENTARY SCHOOL	Public/pk-5	(770) 921-2224	1.5 mi
NA	MOUNT CARMEL CHRISTIAN SCHOOL	Private/pk-8	(770) 279-8443	1.9 mi
NA	THRIVE CHRISTIAN ACADEMY	Private/kg-ug	(470) 375-4120	2.0 mi
7	WYNBROOKE ELEMENTARY SCHOOL	Public/pk-5	(678) 676-5002	2.1 mi
NA	MONTESSORI SCHOOL AT LILBURN	Private/pk-kg	(404) 786-1045	2.1 mi
6	SHILOH ELEMENTARY SCHOOL	Public/pk-5	(770) 985-6883	2.1 mi
4	SHILOH MIDDLE SCHOOL	Public/6-8	(770) 972-3224	2.2 mi
3	SHILOH HIGH SCHOOL	Public/9-12	(770) 972-8471	2.3 mi
NA	THE DRAKE SCHOOL	Private/kg-5	(770) 879-8922	2.4 mi
NA	THE SHEPHERD'S ACADEMY	Private/pk-ug	(678) 557-8684	2.5 mi
6	ANNISTOWN ELEMENTARY SCHOOL	Public/pk-5	(770) 979-2950	2.7 mi
NA	CALVARY CHAPEL CHRISTIAN SCHOOL	Private/kg-5	(770) 736-2828	2.9 mi
NA	EASTMINSTER PRESBYTERIAN KINDERGARTEN	Private/kg	(770) 469-4881	3.0 mi
6	PARKVIEW HIGH SCHOOL	Public/9-12	(770) 921-2874	3.0 mi
8	CAMP CREEK ELEMENTARY SCHOOL	Public/pk-5	(770) 921-1626	3.0 mi
4	STEPHENSON MIDDLE SCHOOL	Public/6-8	(678) 676-4402	3.0 mi

Great!
SCHOOLS.org



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Area Restaurants

NAME	TYPE	DISTANCE	RATING
TREND URBAN CAFE	Tacos	0.23 mi	432 REVIEWS
AMBIANCE LAKAY	Caribbean	0.69 mi	19 REVIEWS
STONE MOUNTAIN PIZZA CAFE	Pizza	0.45 mi	203 REVIEWS
EL TORERO MEXICAN RESTAURANT	Mexican	0.69 mi	111 REVIEWS
CHEROKEE ROSE BBQ BAR & KITCHEN	Desserts	3.51 mi	230 REVIEWS
M&M HIBACHI EXPRESS	Fast Food	0.39 mi	18 REVIEWS
HUSKERS CAFE	Breakfast & Brunch	0.83 mi	450 REVIEWS
METRO CAFE DINER	Diners	0.67 mi	521 REVIEWS
AFRICAN PALACE	African	1.02 mi	39 REVIEWS
1910 PUBLIC HOUSE	Southern	4.97 mi	807 REVIEWS
FRESCA TRATTORIA	Italian	2.05 mi	82 REVIEWS
ARDITI PIZZERIA	Pizza	5.67 mi	229 REVIEWS
FRIDA'S TAQUERIA	Mexican	5.35 mi	136 REVIEWS
IZZY'S NY PIZZA	Pizza	5.34 mi	292 REVIEWS
DUDLEY'S SPORTS BAR AND GRILL	Barbeque	0.49 mi	41 REVIEWS
FRONTERA MEXICAN KITCHEN	Mexican	0.59 mi	141 REVIEWS

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2191 Rockbridge Rd #2401, Stone Mountain, GA 30087-6711, Gwinnett County 📍 Active Listing

APN: R6058-330 CLIP: 1006060633



MLS Beds 2	MLS Full Baths 2	Half Baths N/A	MLS List Price \$270,000	MLS List Date 05/18/2026
MLS Sq Ft 1,464	Lot Sq Ft 436	MLS Yr Built 2000	Type CONDO	

COMMUNITY INSIGHTS

Median Home Value	\$406,481	School District	GWINNETT COUNTY
Median Home Value Rating	6 / 10	Family Friendly Score	73 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	59 / 100	Walkable Score	16 / 100
Total Incidents (1 yr)	53	Q1 Home Price Forecast	\$399,948
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION

Subdivision	Villas/Stone Mountain	Traffic	Sidewalk
Municipality/Township	County Unincorporated	Zoning	AA058
Census Tract	504.15	Flood Zone Code	X
Carrier Route	R002	Flood Zone Panel	13135C0143F
Neighborhood Code	6351	Flood Zone Date	09/29/2006
Topography	Flat/Level	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Parcel ID	R6058 330	Tax District Area	01
Tax ID	R6058-330	Tax Appraisal Area	01
Alt APN	6-058-330	County Tax	\$1,285
% Improved	85%		
Legal Description	BLD 24 UNIT 2401 VILLA ST MT1A		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$117,560	\$114,880	\$108,360
Assessed Value - Land	\$18,000	\$18,000	\$16,800
Assessed Value - Improved	\$99,560	\$96,880	\$91,560
YOY Assessed Change (\$)	\$2,680	\$6,520	
YOY Assessed Change (%)	2.33%	6.02%	
Market Value - Total	\$293,900	\$287,200	\$270,900
Market Value - Land	\$45,000	\$45,000	\$42,000
Market Value - Improved	\$248,900	\$242,200	\$228,900
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$1,129		
2024	\$1,281	\$152	13.43%
2025	\$1,285	\$4	0.29%

CHARACTERISTICS

Land Use - Universal	Condominium	Fireplaces	1
Land Use - State	Condominium (Fee Simple)	Heat Type	Forced Air
Land Use - County	Condominium (Fee Simple)	Heat Fuel Type	Gas
Lot Acres	0.01	Cooling Type	Central
Lot Area	436	Other Rooms	Family Room
# of Buildings	1	Exterior	Wood Siding
Building Type	Single Family	Roof Material	Composition Shingle
Year Built	2000	No. Parking Spaces	MLS: 2
Stories	1	Parking Type	Attached Garage
Style	Condominium	Garage Type	Attached Garage
Building Sq Ft	1,464	Garage Capacity	MLS: 2
Gross Area	Tax: 1,904 MLS: 1,464	Garage Sq Ft	440
Ground Floor Area	1,464	Porch	Enclosed Frame Porch
Total Rooms	5	Porch Type	Enclosed Frame Porch
Bedrooms	Tax: 3 MLS: 2	Porch 1 Area	195

Total Baths	2
Full Baths	2
Bath Fixtures	6
Family Rooms	1
Basement Type	MLS: Slab

Sewer	Public Service
Water	Public
Electric Service Type	Type Unknown
Condition	Good

RENTAL TRENDS			
Estimated Value	2049	Cap Rate	5%
Estimated Value High	2250	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	1848		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	7772505	MLS Current List Price	\$270,000
MLS Status	Active	MLS Orig. List Price	\$270,000
MLS Area	STONE MOUNTAIN	Listing Agent Name	Dexterul-Dexter Alexander Culbreath
MLS D.O.M	2	Listing Broker Name	ATLANTA FINE HOMES SOTHEBY'S INTERNATIONAL
MLS Listing Date	05/18/2026		

MLS Listing #	6027801	5614032
MLS Status	Closed	Closed
MLS Listing Date	06/15/2018	10/31/2015
MLS Listing Price	\$175,000	\$145,000
MLS Orig Listing Price	\$175,000	\$150,000
MLS Close Date	07/23/2018	03/25/2016
MLS Listing Close Price	\$175,000	\$137,500
MLS Listing Expiration Date	09/15/2018	01/31/2016

PROPERTY MAP

*Lot Dimensions are Estimated



**MATCHING HEARTS
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