



MATCHING HEARTS
AND HOMES®

PROPERTY GUIDE



3481 Lakeside Drive NE Unit#1107
Atlanta, Georgia 30326

Presented by:

Dexter Alexander Culbreath



Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity.
Property information herein is derived from various sources including, but not limited to, county records and multiple listing services, and may include approximations. All information is deemed accurate.

Buyer Full

\$2,400

Active

**Residential Lease****MLS #:** 7849656**3481 Lakeside Drive NE, Unit#1107****City:** Atlanta**County:** Fulton - GA**Subd/Comp:** The Grandview**Broker:** ATFH03**State:** Georgia, 30326-1313**Lake:** None

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

Subtype: Condominium**Levels/Stories:** 1**Year Built:** 1990**Acres/Source:** 0.0280 / Public Records**Common Walls:** 2+ Common Walls, End Unit**Const:** Other**Arch Style:** High Rise (6+ stories)**SCHOOLS****Elem:** Sara Rawson Smith**Middle:** Willis A. Sutton**High:** North Atlanta**Bus Rte:** N**Bus Rte:** N**Bus Rte:** N**Sq Ft/Source:** 1,230 / Public Records**Above Grade Finished Area:** 1,230**Below Grade Finished Area:** 0

Public: There's a particular kind of morning that happens here. It's sun through the windows, skyline out past your balcony, and coffee before the day asks anything of you. That's the version of Buckhead living waiting at The Grandview. The kitchen sits right at the center of things, with quartz counters, stainless appliances, and enough counter space for real cooking or just a quick bite before heading out. Hardwood floors run through the main living areas and into the primary suite, which has its own private balcony and a closet system that actually makes storage easy. The second bedroom is easygoing too; a guest room one week, home office the next, whatever fits. Everything about the location makes staying in or heading out an easy call. PATH400 and Marie Sims Park are practically next door, the Lenox MARTA stop is a short distance, and Lenox Square, Phipps Plaza, and a long list of Buckhead's best restaurants sit just minutes away. Back home, a 24-hour concierge, gated parking, a pool, fitness center, and a handful of shared spaces built for unwinding make it easy to feel settled here fast. Two assigned parking spaces and a private storage unit are included. It's genuinely hard to come by in this part of town. Come take a look and see how naturally life fits here.

ROOMS

Bedroom: Roommate Floor Plan, Split Bedroom Plan
Master Bath: Shower Only
Kitchen: Breakfast Bar, Cabinets White, Stone Counters, View to Family Room
Dining: Open Concept
Laundry: Other
Rooms: Other

FEATURES**Accessibility:** None**Appliances:** Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator**Basement:** None**Community:** Business Center, Concierge, Fitness Center, Homeowners Assoc, Near Public Transport, Near Schools, Near Shopping, Pool, Restaurant, Sauna, Sidewalks, Spa/Hot Tub, Central Air, Electric**Cooling:****Electric:****Exterior:** Balcony**Fencing:** Fenced**Fireplace #:** 0**Fireplace:** None**Flooring:** Other**Grn Bid Cert:****Green Eff:****Grn Gen:****Heating:** Central, Electric, Heat Pump**HERS Index:****Horse Amen:****Interior:****Lot Features:** Landscaped, Level, High Ceilings 9 ft Main, High Speed Internet**Other Equip:** None**Other Struct:** None**Parking Feat:** Assigned, Covered, Garage**Parking****Carports:** 2 **Parking:** 0**Patio/Porch:** Covered, Patio**Pool Features:** In Ground**Pool Private:** No**Road Front:** City Street**Road Surface:** Asphalt, Paved**Roof:** Composition**Security:** None**Sewer:****Spa:****Utilities:** Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available, City, Pool**View:****Water Frntage:** 0**Waterfront:** None**Water Ament:****Water Source:****Windows:** Insulated Windows**LEASE INFO****Tax ID:** 17-0009-0004-113-2**Management:** Professionally Managed**Lease Term:** 12 Months**Deposit:** 2400/Security**Reservation Deposit:** \$2,400**Move In Fee:** \$0**Original List Price:** \$2,400**PPIN #/APN:** 5361811**Tenant Pays:** Cable TV, Electricity**Availability:** 10-05-2026**Pets Allowed:** Yes**Application Fee Per Adult:** \$100**Move Out Fee:** \$0**RentSpree Online Screening:** No**Credit Report Required:** Yes**Pet Deposit Amt:** \$250**Application Fee Per Family:** \$0**Furnished/Unfurnished:** Unfurnished**Act DOM:** 5

Saturday, October 10, 2026 10:34 AM

Presented By: Dexter Alexander Culbreath

Area Schools

RATING	SCHOOL	TYPE	PHONE	DISTANCE
NA	FUSION ACADEMY BUCKHEAD	Private/6-12	(762) 224-0422	0.2 mi
NA	PEACHTREE ROAD LUTHERAN PRESCHOOL	Private/pk-kg	(404) 233-1658	0.5 mi
NA	SORA SCHOOLS	Private/6-12	(470) 517-3619	0.6 mi
3	CROSS KEYS HIGH SCHOOL	Public/9-12	(678) 874-6102	1.1 mi
7	SMITH ELEMENTARY SCHOOL	Public/pk-5	(404) 802-3850	1.2 mi
NA	SUZUKI LEARNING CENTER	Private/pk-kg		1.2 mi
NA	THE SUZUKI SCHOOL	Private/kg	(404) 869-1042	1.2 mi
4	WOODWARD ELEMENTARY SCHOOL	Public/pk-5	(678) 874-7802	1.3 mi
NA	THE MARLOWE SCHOOL- LLC	Private/kg-1	(770) 710-4083	1.3 mi
NA	ATLANTA INTERNATIONAL SCHOOL	Private/pk-12	(404) 841-3849	1.7 mi
7	GARDEN HILLS ELEMENTARY SCHOOL	Public/pk-5	(404) 802-7800	1.7 mi
NA	LITTLE DA VINCI INTERNATIONAL SCHOOL	Private/pk-2	(678) 510-1214	1.8 mi
NA	ACADEMY FOR INNOVATION IN MEDICINE	Oosle/6-12	(678) 227-0640	1.9 mi
NA	CAMBRIDGE INTERNATIONAL SCHOOL	Private/pk-kg	(678) 705-9091	1.9 mi
NA	DA VINCI INTERNATIONAL SCHOOL	Private/pk-5	(678) 510-4137	1.9 mi
NA	CARLISLE MONTESSORI SCHOOL OF BUCKHEAD	Private/pk-kg	(404) 949-0053	2.1 mi
NA	MIDTOWN INTERNATIONAL SCHOOL, INC.	Private/kg-12	(404) 542-7003	2.1 mi
NA	RIVERS ACADEMY ATLANTA	Private/5-12	(404) 458-5160	2.1 mi
4	MONTCLAIR ELEMENTARY SCHOOL	Public/pk-5	(678) 874-7302	2.1 mi
5	DEKALB PATH ACADEMY CHARTER SCHOOL	Charter/5-8	(404) 846-3242	2.2 mi

Great!
SCHOOLS.org



Dexter Alexander Culbreath
Atlanta Fine Homes Sotheby's International Realty
770.318.0221 | DEXTERCULBREATH@ATLANTAFINEHOMES.COM

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

Area Restaurants

NAME	TYPE	DISTANCE		RATING
SOUTH CITY KITCHEN	Southern	0.66 mi	1238 REVIEWS	★ ★ ★ ★ ★
ST. CECILIA	Seafood	0.26 mi	938 REVIEWS	★ ★ ★ ★ ★
NORTH ITALIA	Italian	0.44 mi	302 REVIEWS	★ ★ ★ ★ ★
INDUSTRY TAVERN	New American	0.85 mi	846 REVIEWS	★ ★ ★ ★ ★
TRUE FOOD KITCHEN	Vegetarian	0.39 mi	1684 REVIEWS	★ ★ ★ ★ ★
THE IBERIAN PIG	Tapas Bars	1.45 mi	542 REVIEWS	★ ★ ★ ★ ★
BUTTERMILK KITCHEN	Breakfast & Brunch	1.97 mi	2550 REVIEWS	★ ★ ★ ★ ★
TOAST ON LENOX	Breakfast & Brunch	1.28 mi	1056 REVIEWS	★ ★ ★ ★ ★
BONES	Steakhouses	0.93 mi	1366 REVIEWS	★ ★ ★ ★ ★
5CHURCH - BUCKHEAD	New American	0.5 mi	453 REVIEWS	★ ★ ★ ★ ★
ECCO BUCKHEAD	Modern European	0.36 mi	211 REVIEWS	★ ★ ★ ★ ★
POSTINO BUCKHEAD	Wine Bars	1.49 mi	325 REVIEWS	★ ★ ★ ★ ★
GYPSY KITCHEN	Spanish	1.56 mi	1155 REVIEWS	★ ★ ★ ★ ★
BISTRO NIKO	French	0.68 mi	1141 REVIEWS	★ ★ ★ ★ ★
SILOM THAI & SUSHI BAR	Thai	0.21 mi	401 REVIEWS	★ ★ ★ ★ ★
AVIVA BY KAMEEL	Mediterranean	0.96 mi	142 REVIEWS	★ ★ ★ ★ ★

Powered by **yelp**



Dexter Alexander Culbreath
 Atlanta Fine Homes Sotheby's International Realty
 770.318.0221 | DEXTERCULBREATH@ATLANTAFINEHOMES.COM

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY



MATCHING HEARTS
AND HOMES®



Dexter Alexander Culbreath

dexteralexanderculbreath@atlantafinehomes.com

770.318.0221 • dexterculbreath.com

Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY



PROPERTY GUIDE

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity.
Property information herein is derived from various sources including, but not limited to, county records and multiple listing services, and may include approximations. All information is deemed accurate.