

2118 Boneville Road
Near the heart of Boneville, GA
(just off Augusta Hwy)
\$150,000

4.4 ± Acres mostly fenced and with 887± ft. of road frontage with city water.
5 septic hook ups are located in rear where spaces rented to pipe line families.
ALL the septic hook ups can remain as well or the seller will remove them.
Satellite TV can remain or be removed by seller. There are 2 bored wells
although city water is available, 2 septic tanks. The vinyl sided ranch home has
3 bedrooms, 1 bath with approximately 1,680 sq. ft..



- 24' x 10' Front Porch
- 15' x 8' Entry Hall
- 15' x 15' Living Room – Hardwood floors, & ceiling fan. (Optional Bedroom)
- 16' x 11' Kitchen – New wood cabinets, stove, refrigerator, dishwasher, ceiling fan & dining area.
- 13' x 12' Laundry Room
- 22' x 12' Rear Den with carpet
- 15' x 12' Bedroom #1 – Fireplace, carpet (Fireplaces have not been used)
- 16' x 15' Bedroom #2 – Fireplace, carpet
- Bathroom has florescent lighting.

(The above data, although believed to be accurate, is not guaranteed by the listing company.)



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www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348



Features:

Window Blinds

New Windows

Central LP gas heat & air

Asphalt shingle roof, rubber roof over rear den

2 Barns

Attic scuttle hole

15' x 11' Concrete block building with power & water

33' x 24' Detached Concrete block double garage with single door, rear storage area and covered parking on each side.



Legal Description:

Deed Book & Page: 208, 607

Plat Book & Page: 50, 102

Taxes: \$568.51 (2009)

MLS#321942

DIRECTIONS:

From Thomson toward Dearing on Hwy 278 turn left on Boneville Rd., go over railroad tracks, home is 1/10 mile on the right.

Note: If dividing land, county requires 100 minimum road frontage and 1 acre minimum.