



**311 CLEVELAND ST. - UNIT 10
"THE COTTAGES"**

~~\$143,500~~
REDUCED \$95,000

**TWO STORY STONE & VINYL
HOME WITH 2,015 ± SQ.FT.**

3 BEDROOM, 2 1/2 BATH

MLS# 327859

This quaint stone and vinyl cottage has lots to offer. Owner's bedroom downstairs; spacious living room; dining area, large kitchen with dishwasher, smooth top range, microwave. Low maintenance.

LOWER LEVEL:

⌘ **20' x 18' Living Room** - High ceilings, hardwood floors, ceiling fan, large front double window with arched window above (lots of natural light)



⌘ **9' x 12' Kitchen with 11' x 12' Dining Room** - Granite colored Formica countertops, 4" x 4" ceramic tile backsplash, white cabinets & pantry and hardwood floors. Appliances remaining: smooth top range, microwave and dishwasher. Large bar separates kitchen and dining room. Bar has beautiful detailed corbels. Dining room has hardwood floors, chandelier and door to back yard.



⌘ **15' x 13' Owner's Bedroom** - Carpet and ceiling fan with light. Owner's Bathroom has large tile on floor (12" x 12"), vanity and storage area. Large walk-in closet with organizers and plenty of storage space.



⌘ **Laundry closet** in hall with built-in shelf and washer/dryer hook-ups.

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



PO Box 550 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881
706-595-3244 Fax



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

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UPPER LEVEL:

- ☞ 12' x 4' Large storage closet with closet organizers.
- ☞ 19' x 12' Bedroom 2 - Carpet and dormer window for furniture use.
- ☞ 12' x 19' Bedroom 3 - Carpet and large closet.

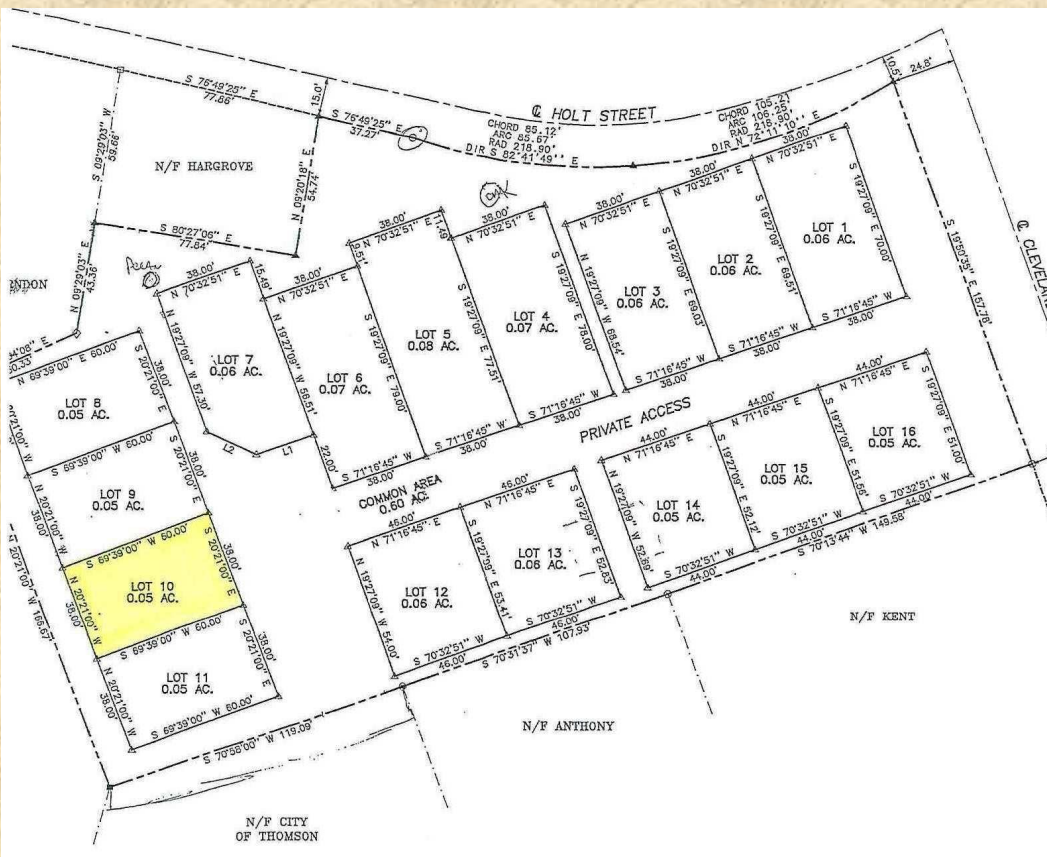
☞ Attic is floored for storage.

SPECIAL FEATURES:

- Closet organizers throughout
- Wooden blinds remain throughout.
- Central gas heat/ electric air.
- Gas water heater.
- GA Power.
- Firewall through roof and on each side of 2 5/8" sheetrock.
- Rear yard fenced with wood panel and lattice.
- Rear yard has good light at night.
- HOA fees are \$300 Per Year



Directions: From I-20 Exit 175, Left on 150 follow toward town, turn Left on Cleveland St. Cottages will be on the right.



LEGAL DESCRIPTION

Plat Book S, Page 369R
 Deed Book 478, Page 180
 2010 Taxes: \$2070.89



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