

7147 County Line Rd West, Warrenton



\$108,900

Cozy & quaint 1.5 Story vinyl sided home with 2,130 sq. ft., 3 bedrooms and 2 baths.
Situated on 3.85 acres. Relax and enjoy the covered front porch (46'x6').

Lower Level:

Entry Foyer has laminate flooring

Great Room (25'x25') Cathedral ceiling, recessed lighting, spot lights, stacked stone fireplace with gas logs (LP Gas), base cabinets, built in book shelves with heavy crown molding & 2 ceiling fans.

Dining area (15'x12') locate off the kitchen with chair railing

Kitchen (15'x12') Kitchen island, breakfast bar, dishwasher, double wall oven, surface unit, pantry, recessed lighting, ceramic tile flooring, kitchen counter lighting and storage under stairs.



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



PO Box 550 114 Main Street
Thomson, GA 30824
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GA RE Lic.# H - 11348





Owners Bedroom (19'x13') Carpet, ceiling fan and a exterior door leading to rear porch.

Owner's Bathroom has a garden tub, separate shower, vanity & walk-in closet.



Laundry Room

Bedroom #2 (14'x12') Carpet & walk-in closet

Bathroom with vanity & 5'x32" shower stall



Upper Level:

Den or Bedroom (13'x10') Carpet, ceiling fan, 2 attic storage closets

Rear Porch (10'x46') Partially covered

Detached Metal Carport (30'x18') with (10'x18') storage room with a bay door.

Adjoining land for sale 36.18 acres @ \$1250 per acre, adjoining it is 40 additional acres with 14 year old pine trees @ \$1500 per acre.

Other Features:

Drilled Well & Septic Tank

Attic Fan

All Electric Heat & Air

Insulated windows & Doors

6 Panel Doors

(Window Blinds & Refrigerator NOT Included)

Directions:

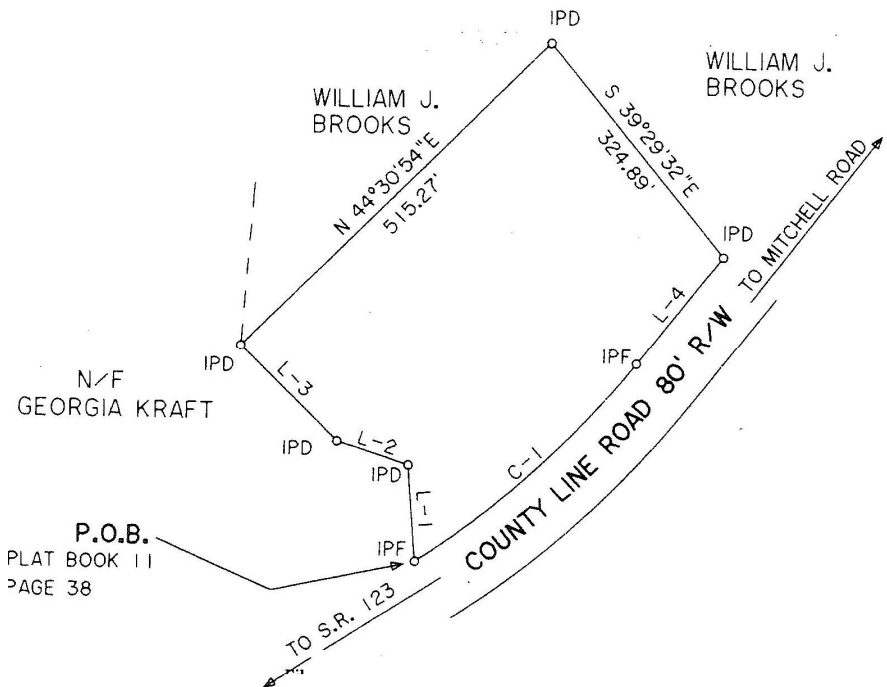
From Warrenton take Hwy 171 South approximately 7 miles, turn right at Crossroads BBQ at Glascock County line onto County Line Rd, travel for 7 miles & the home will be on the right.

LEGAL DESCRIPTION:

Deed Book & Page: 7T, 688

Plat Book & Page: A302, I

Taxes: \$1159 (2010)



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