



1518 N. Courtland Drive  
Thomson, GA 30824

~~\$268,000~~ Reduced to **\$258,650**

3 Bedrooms, 2.5 Baths

3,100+/- Sq.Ft.

1.66+/- Acres

**This is just about the best location you will find to live!!!**

Well built and well kept two story brick home with owner's suite down stairs.

Two separate stair cases to all of the upper level.

Only 3 minutes to I-20 (Exit 175), 20 minutes to the Augusta Mall & 5 minutes to Thomson.

Rocking Chair Front Porch with 6 columns.

Two Story Foyer has a winding staircase, chandelier and hardwood floor.

**Dining Room (14' x 11')** – a brass chandelier; heavy crown molding and door molding; chair rail; blinds; hardwood floor.

**Kitchen (19' x 13')** – crown molding; ceramic tile countertops with wood trim; a deep bowl Eljer porcelain sink with a light above; three cabinets with pull-out drawers (great utilization of space); built-in desk; island with cabinet storage; appliances included: Hotpoint smooth-top, self-cleaning electric range, GE refrigerator with icemaker, Whirlpool dishwasher; hardwood floors. The back foyer gives you access to the utility, garage, closet and stairway to the bonus room.

**Breakfast Area** – crown molding; chandelier; hardwood floor; French doors lead to large deck.



(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](http://www.wilsonrealtor.com) or email [realestate@wilsonrealtor.com](mailto:realestate@wilsonrealtor.com)



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**Hall Bath** - window; pedestal lavatory; ceramic tile floor.

**Den (18' x 17')** - ceiling fan with light; crown molding; gas log fireplace with beautiful mantel and tile hearth; windows on each side of the fireplace overlooking the backyard and deck.

**Owner's Bedroom Suite (15' x 14')** - downstairs; ceiling fan with light; crown molding; walk-in closet; carpet; door that leads to back deck.

**Owner's Bathroom** - chandelier; two nice vanities (one with a make up station); garden tub; bay window; glass door shower; water closet; ceramic tile flooring.



**Utility Room (9' x 7.6")** - cabinets; janitor's sink; ironing board; rack for hanging clothes; large enough for a freezer.

**Double Garage** - completely finished; two recess areas with extra storage; single overhead door with remote control.

## UPSTAIRS

**Bonus Room (22' x 16')** - ceiling fan with light; carpet. Could be 4th Bedroom.

**Bedroom #2 (17' x 11')** - ceiling fan with lights; dormer windows with window seats; carpet; attic storage.

**Bedroom #3 (17' x 14')** - ceiling fan with lights; dormer windows with window seats; carpet; attic storage.



### Other Special Features:

- All Insulated Windows/Doors
- 6 Panel Doors/3 Hinged
- Large Deck/Some Trellis
- City Water
- Septic Tank
- Trane Air Conditioning (2000)
- Split System – Natural Gas (2000)
- Electric Hot Water Heater (2000)
- Extra Large Deck
- Above Ground Pool (24' x 24')
- YOU WON'T BELIEVE THE LARGE STORAGE AREA IN THE ATTIC.



### Directions.

From Exit 175 off I-20 towards Thomson 2+/- miles, turn right on Scuffle Road, home on corner of N. Courtland.

From Thomson take Hwy 150 2 miles+/-, turn left on Scuffle Road, home on corner of N. Courtland

### Legal Description.

Deed Book 245, Page 183/ Plat Book S, Page 392D/ Lot #10/ 2010 Taxes: \$2,243.53/ MLS# 340275



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