

**335 W. SHEPPARD STREET
STAPLETON, GA**

\$215,000

**Convenient to Fort Gordon via
Hwy #1 (4-lane road) about 30
minutes to Gate 5**



MLS # 342085

Well built and well maintained brick home on 6.29 acres. Open floor plan with many upgrades. Home built with handicap accessibility including a most attractive exterior black metal railing with ramp. Many closets and extra storage throughout. Laminated floors through most of the home. The home was built in 2007 and has approximately 1,960 +- Square Feet with 3 Bedrooms and 3 Baths.

Front Porch 32'x5.

LIVING ROOM 20'2"x19'4" with built in shelving, cabinets and TV cabinet.

DINING ROOM 12'9" x 11'4"

Beautiful **KITCHEN 13'9"x11'** with Many cabinets, Corian counter tops and deep sink, pantry. Appliances included are built-in smooth top range and wall oven, microwave. Dishwasher will be replace with new one.

Spacious Owner's Suite includes **BEDROOM 18'10"x14'4"** with his and her closets. **BATHROOM 14'6"x13'3"**. Vanity with 2 sinks; Dressing Table. Linen closet and extra cabinets.

BACK BEDROOM 12'10" x 13'10"

FRONT BEDROOM 16'x13'10"

(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



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

HALL BATHROOM 13'10" x 5'4" with attractive vanity, tub/shower combination.

OTHER FEATURES:

- SUNROOM 22'8" x 12'4" double glass doors opening into Living Room for enjoyment of outdoors.
- Spacious Laundry area with shelving.
- THIRD BATHROOM conveniently located at entry from garage. Walk in shower and deep sink.
- DOUBLE side entry GARAGE. Hot water heater in garage closet.
- Paved driveway. Front and Rear Walkways.
- Gutters and downspouts.
- STORAGE BUILDING 20'x10' with electric, cabinets.
- 6 Freeze Proof Water Spigots.
- Abundance of electrical outlets.
- Double paned windows (the screens are stored).
- City Water (soft water). Septic Tank. Total electric with Georgia Power. Satellite Dish.
- Central electric Heat Pump with warranty still left.
- Security System is leased for \$20 per month.

Located in city of Stapleton for all convenience with a country atmosphere as these 6.29 wooded acres adjoins another large tract for a quiet area where deer are often seen.



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LEGAL DESCRIPTION:

Jefferson County
Deed Book, 048, page 0203
Plat Book 441, page 459
2011 Taxes \$1812.00

DIRECTIONS:

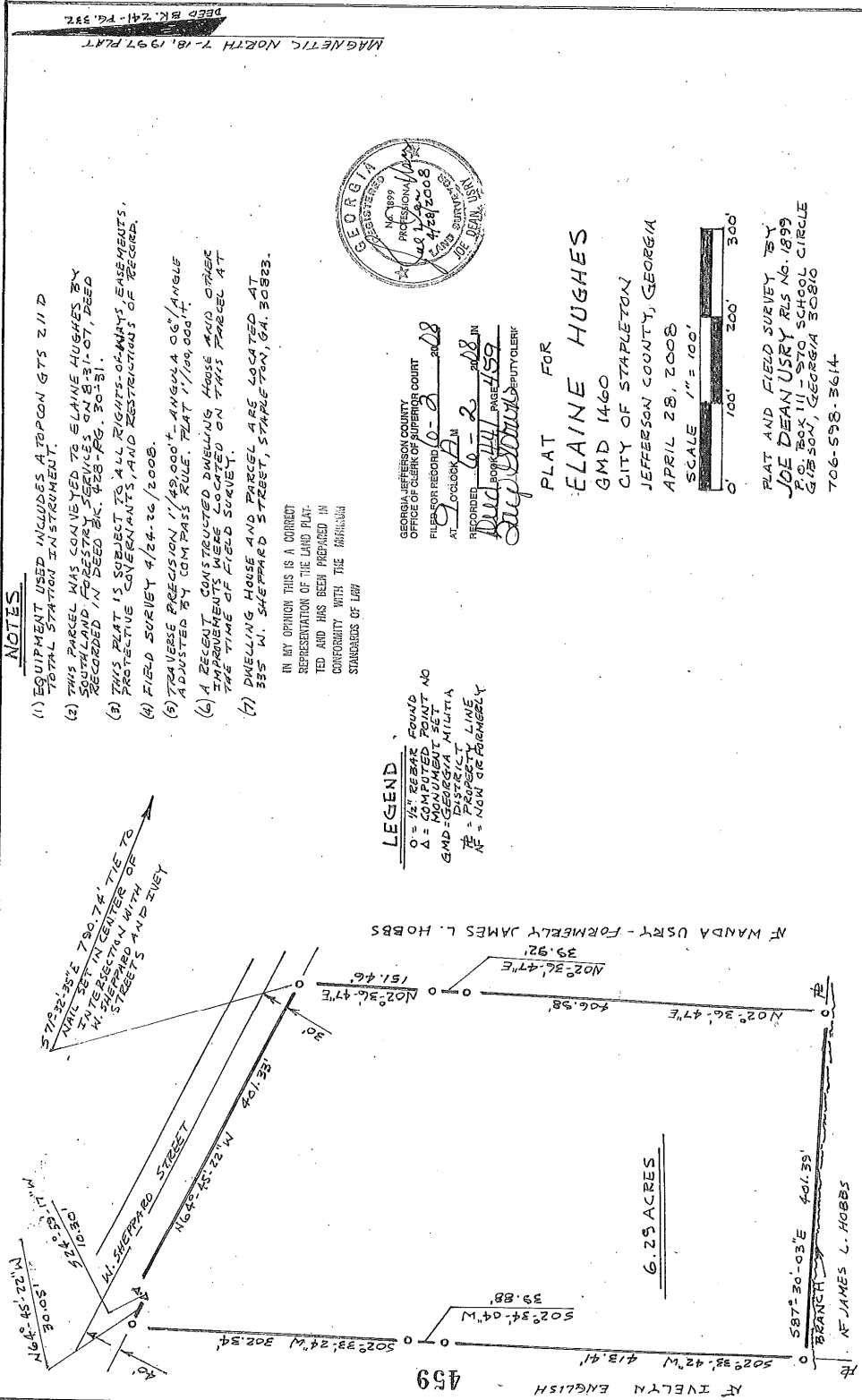
From Thomson travel south on Hwy. 17 to GA 296 (about 14 miles). Turn Right and continue on A 296 to city limits of Stapleton (about 4.5 miles). Turn right on Sheppard Street. At stop sign continue forward on Sheppard Street. House on left.

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NOTES

- (1) EQUIPMENT USED INCLUDES A TOPCON GTS 211 D TOTAL STATION INSTRUMENT.
- (2) THIS PARCEL WAS CONVEYED TO ELAINE HUGHES BY SOUTHLAND FORESTRY SERVICES, ON B-31-07, DEED RECORDED IN DEED BK. 428-RG, 30-81.
- (3) THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, PROTECTIVE COVENANTS, AND RESTRICTIONS OF RECORD.
- (4) FIELD SURVEY 4/24-26/2008.
- (5) TRANSVERSE PRECISION 1/49,000" ANGULAR 06" ANGLE ADJUSTED BY COMPASS RULE. PLAT 1/109,000".
- (6) A RECENT CONSTRUCTED DWELLING HOUSE AND OTHER IMPROVEMENTS WERE LOCATED ON THIS PARCEL AT THE TIME OF FIELD SURVEY.
- (7) DWELLING HOUSE AND PARCEL ARE LOCATED AT 335 W. SHEPPARD STREET, STAPLETON, GA. 30823.

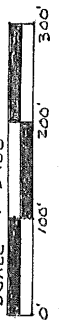
IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLAT. IT HAS BEEN PREPARED IN CONFORMITY WITH THE PROFESSIONAL STANDARDS OF L&P.

LEGEND
 O = 1/4" BRASS FOUND
 Δ = MONUMENT POINT NO
 GMD = GEORGIA MILITIA
 PL = PLAT LINE
 NE = NOW OR FORMERLY

GEORGIA JEFFERSON COUNTY
 OFFICE OF CLERK OF SUPERIOR COURT
 FILED FOR RECORD 0-2-2008
 AT LOGS LOCK GA
 RECORDED 6-2-2008
 BOOK 441 PAGE 159
 J. P. [Signature] DEPUTY CLERK



PLAT FOR
ELAINE HUGHES
 GMD 1460
 CITY OF STAPLETON
 JEFFERSON COUNTY, GEORGIA
 APRIL 28, 2008
 SCALE 1" = 100'



PLAT AND FIELD SURVEY BY
JOE DEAN USRY RLS No. 1899
 205 BOX 111 - STO. SCHOOL CIRCLE
 GADSDEN, GEORGIA 30816
 706-598-3614

MAGNETIC NORTH 7-18-1997 PLAT
 DEED BK. 241 - PG. 332

459

RYE LYN ENGLISH

387° 30' 03" 401.35'
 BRANCH
 W. JAMES L. HOBBS

W. WANDA USRY - FORMERLY JAMES L. HOBBS

6.25 ACRES