



775 ATLANTA HIGHWAY WARRENTON, GEORGIA

\$92,500

3 Bedrooms. 2 Baths.

MLS # 411030

Beautiful setting on 1.38 acre lot just on the outskirts of downtown Warrenton. Large back yard goes back to a creek bed. Attractive brick home with approximately 2,014 square feet built in 1978. Convenient to I-20 and downtown Warrenton. Recent updates include new HVAC 2013 and new hot water heater 2017. There are some other updates needed but at a great price.

Entry **FOYER** 10' x 4' and coat closet.

LIVING ROOM 16' x 15'. Double glass paned doors partitions the Dining Room.

DINING ROOM 13' x 11'. Chandelier not included.

KITCHEN 16' x 13' with breakfast dining area. **2 PANTRIES.**

FAMILY ROOM 19' X 13' with ceramic tile floor, wood burning brick fireplace with mantel, ceiling fan.



Foyer

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



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PO Box 1137 244 Jackson Street
Thomson, GA 30824
706-595-3216
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Living Room



Additional view of Living Room



Dining Room



Additional view of Living Room leading into Dining Room



Kitchen



Breakfast Area

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Family Room



Additional view of Family Room

OWNER'S BEDROOM 17' X 13' Walk in closet.

OWNER'S BATHROOM Walk in shower, ceramic tile floor.

BEDROOM #2 14' X 11'

BEDROOM #3 14' x 14'

HALL BATHROOM with ceramic tile floors . Deep tub. Vanity.



Owner's bedroom



Bedroom

OTHER FEATURES:

- * **Linen closet in hallway.**
- * **Attached double GARAGE** with side entry. Utility room with washer & dryer connections.
- * All public utilities provided for water, sewer and natural gas hook up.
- * Natural Gas Heat & Air system installed 2013. New hot water heater 2017.

THIS SPACIOUS HOME IS CONVENIENT TO TOWN.

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LEGAL DESCRIPTION:

Deed Book 6Y, page 155 /Tax Parcel # W04 017 / Plat Book 3C page 409 / 2016 Taxes \$2515.

DIRECTIONS:

Travel west on Main Street in Warrenton. Turn right on Atlanta Hwy. House on the left.



Double Garage



Yard

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