



1901 Central Road Ext
Thomson, GA

\$129,900

Space Maker / Upstairs Unfinished
1 1/2 Story Frame House on 4.29 acres
3 Levels including basement with garage
3 Bedrooms, 1 1/2 Baths—Built in 1988
Cypress or Cedar Siding Home

MLS # 379235

Main Level: 1,484 square feet

Living Room or Den 22' x 13' has a large stone fireplace, ceiling fan, bookshelves and large breakfast bar to Kitchen.

Kitchen 22' x 13' has carpet, many wood cabinets, gas stove and dishwasher. Dining Area in Kitchen has carpet and pantry.

Owner's Bedroom 15' x 12'

Bedroom #2 12' x 10'

Bedroom #3 12' x 12'

All with ceiling fans and carpet.

Large Bathroom has wallpaper.

Upper Level: Unfinished 53' x 16' (848 square feet)

Lower Level: 670 sq ft unfinished
2 Car Garage

Den 23' x 13' (Game Room) has carpet, ceiling fan, Free standing wood stove.

Laundry Room 23' x 13' has carpet and ceiling fan.

Half Bath has carpet.

(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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Front Picket Porch 53' x 8' has two ceiling fans.

OTHER FEATURES:

- Central LP gas heat and air.
- 25' x 20' Rear Wood Deck.
- 23' x 14' Detached Carport.

Square feet for 3 levels:

1) Main Level	1484
2) Basement (finished square feet)	848
Totaled Finished Square Ft	2332
3) Unfinished Upper Level	848

The swimming pool will be repaired or covered by the owner.



Living Room



Breakfast Bar



Kitchen



Owner's Bedroom

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Bedroom



Space Maker / Upstairs Unfinished



Den or Game Room downstairs



Laundry Room with Half Bath



LEGAL DESCRIPTION:

Deed Book 617, page 254
Plat Book R, Page 126B
2014 Taxes \$941

DIRECTIONS:

From Thomson city limit go south on Wrens Road (GA Hwy 17) 2.5 miles. Take right on to Old Milledgeville Road go 1 mile turn right onto Central Road Extension. Go .5 mile to property on left.

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Side of Home



Double Garage



23' x 14' Detached Carport

RETRACEMENT PLAT FOR:

FIRST BANK OF GEORGIA

5.29 ACRES, 152nd G.M.D.
McDUFFIE COUNTY, GEORGIA
JULY 2, 2014

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,116 FEET, AND AN ANGULAR ERROR OF 11" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,393,187 FEET.

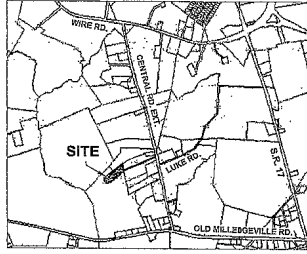
ANGLES AND DISTANCES MEASURED WITH A TOPCON GPT 8205A. ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.

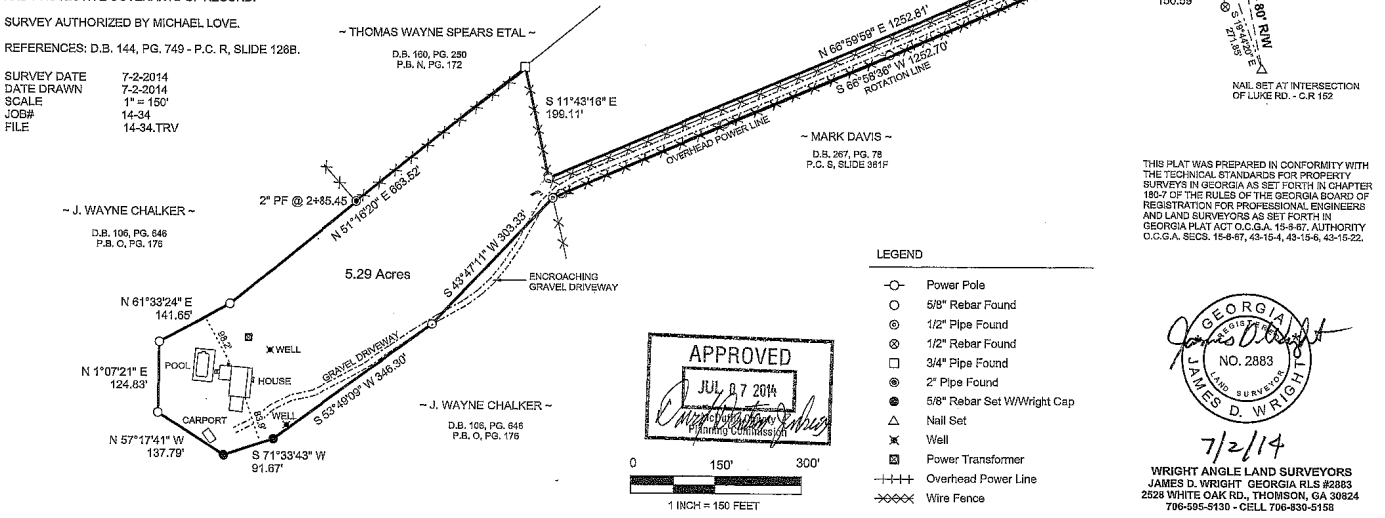
SURVEY AUTHORIZED BY MICHAEL LOVE.

REFERENCES: D.B. 144, PG. 749 - P.C. R, SLIDE 128B.

SURVEY DATE 7-2-2014
DATE DRAWN 7-2-2014
SCALE 1" = 150'
JOB# 14-34
FILE 14-34.TRV



LOCATION MAP



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