

**One mile from Raysville Camp Grounds  
& Raysville Marina at  
Clark's Hill / Lake Thurmond**



**5526 Coxville Road  
Off Hwy 43 (Raysville)**

**\$35,000**

**1 Bedroom, 2 Bathrooms  
720 sq. ft. vinyl sided home  
Built 1973**

**Lot Size: .92 acre**

**MLS# 398612**

*A great get-away for 2 so near Clarks Hill Lake.*

19' x 11' Den/Dining Area with vinyl floor covering.

14' x 10' Bedroom with carpet.

12' x 5' Owner's Bathroom with large garden tub and vanity.

12' x 11' Kitchen with electric stove, refrigerator, washer and dryer connection and vinyl floor covering.

Hall Bathroom has shower stall, vanity and window air condition unit.

Wood Deck on side and portion of rear with lattice sides—7' on side and 12' on rear.

3 Storage Buildings 12' x 18' , 11' x 20' and 10' x 10'

- There is electrical and water hook up for a camper.

**Directions:**

From I-20 Exit 172 go north on GA Hwy 17 for 2 miles, turn right onto GA Hwy 43 toward Lincolnton for 5.5 miles. Take left onto Coxville Road. House is on right 300 feet from Hwy 43.



About 2 miles to Amity Recreation Area—Boat Ramp



About 2 miles to Amity Recreation Area  
- with nice beaches and picnic areas

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



PO Box 550 114 Main Street  
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Kitchen



Additional view of the Kitchen



Dining Area and Den



Bedroom



Owner's Bath with large garden tub



Deck

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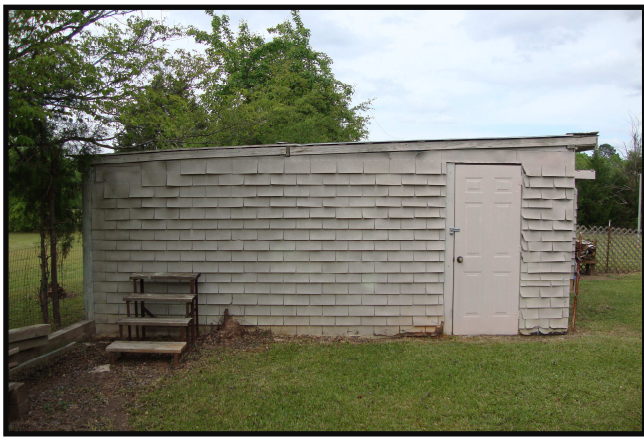


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Yard



Sold mostly furnished:

- Washer & dryer not included
- Seller's choice of linens and dinner ware, cookware, towels and lawn furniture (table, chairs and umbrella).
- Seller's choice of hand tools, lawn mower and weed eater, 4 drawer chest of drawers.
- Seller's choice of wall décor.

**Legal Description:**

Deed Book: 493 Deed Page: 252

Parcel #: 0036A031

Plat Book: T Page: 49F

Taxes: \$ 276.69 (2015)

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