



**96 DAVIS STREET
WARRENTON,
GEORGIA**

\$135,000

4 Bedrooms. 3 Baths.

MLS # 409902

With approximately 3,700 square feet under roof this brick home includes 1.45 acres of land. Built in 1962. It is in an established neighborhood in Warrenton, GA close to downtown shops. On the main level there are 3 bedrooms, 2 baths, sun porch, great room, dining room and eat-in kitchen. In the basement there is a bedroom, bath and Den plus large unfinished areas for lots of extra storage space. For someone willing to do a few updates, it would be a great property.

There is a 1,000 +/- sq. ft. cook house with full kitchen. There is also a detached garage/workshop. The house is on .50 acre with and extra .95 acre lot that is perfect for someone wanting to build a second house.

Nice front yard with driveway that circles to back of house. **FRONT PORCH** with rails.

Entry **FOYER** 10' x 5'. Coat closet in hallway.

GREAT ROOM 26' x 20' With a brick fireplace with gas logs, built in shelving, carpeted, 2 ceiling fans, vinyl floors.

DINING ROOM 13' x 11' is carpeted, 2 built-in corner china cabinets.

KITCHEN 17' x 11' Includes stove, refrigerator, and dishwasher. Spacious breakfast Dining Area.

SUNROOM 16' x 9' with many windows overlooking back yard, ceramic tile floor, window air condition, hot tub.

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



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MLS

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706-595-4003 Fax



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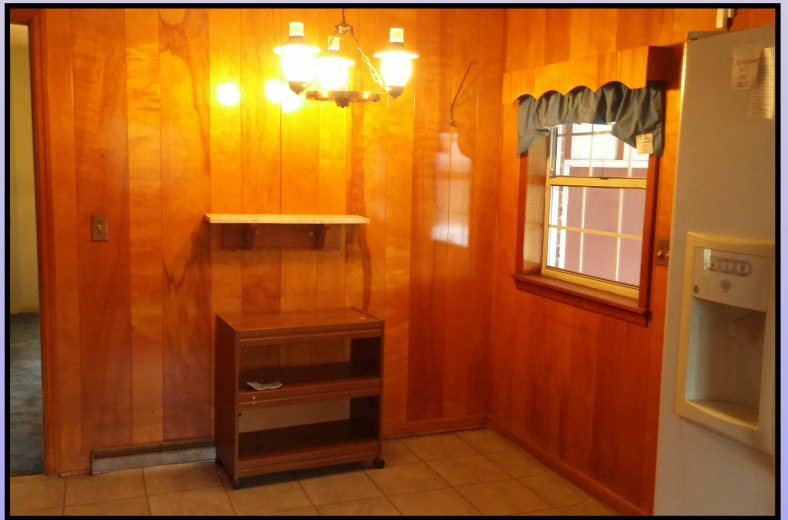
Great Room



Additional view of Great Room



Kitchen



Breakfast Area



Dining Room



Sun Room

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OWNER'S BEDROOM 14' x 12' Ceiling fan. Double closets.

OWNER'S BATHROOM With brand new Shower stall. Ceramic tile floors, vanity, linen closet.

BEDROOM # 2 13' x 12'

BEDROOM # 3 13' x 13' Built in shelving.

BASEMENT:

- 19' x 12' **BEDROOM** with 2 closets, exterior door. Full Bathroom. Has vent for central heat & air plus a space heater.
- 17' x 15' **DEN** area with built in sofa/cots.
- 14' x 7' Laundry area with washer & dryer (unheated).
- Large **UNFINISHED AREAS** for lots of extra storage space.

EXTERIOR FEATURES:

- **Double rear entry CARPORT** with 2 spacious storage areas.
- **24' x 16' STORAGE BUILDING/DETACHED 1 CAR GARAGE WITH ROLL UP DOOR.**
- **40' X 26' Brick COOK HOUSE** with concrete floors & walls, gas wall heater, fireplace with wood burning stove. Full Kitchen area, covered Large **ISLAND / BAR** area. Half Bath.
- **Metal BUILDING** for well equipment.

OTHER FEATURES:

- Well Water. Public water available to be metered at street.
- Public Sewer
- Central Gas heat & air for main floors with vents to basement living area.

*Natural Gas Heat & Air system approximately 2 years old.

THIS IS A GREAT PROPERTY FOR SOMEONE WILLING TO DO A FEW UPDATES.



Cook house



Inside of Cook house

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Owner's Bedroom



Bedroom



Bedroom #3



Basement



Den area with built in sofa/cots



Back of Home

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DIRECTIONS: From Red Light at Main Street in Warrenton, GA travel west. Turn right on N. Whitehead Street. Turn left on Davis Street. House on left.

LEGAL DESCRIPTION:

Deed Book 6L page 15
 Tax Parcel # W17 009 & # W17 007
 Plat Book I, page 190
 2016 Taxes \$ 3,032



Double rear entry Carport



Storage Building



Hot Tub in the Sun Room

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