



**2790 Gays Circle
Dearing, GA 30808**

~~\$74,900~~ Reduced to \$69,900

**3 Bedrooms, 2 Baths
1,320 +/- sq. ft.**

.77 Acres

Stick Built in 1985

MLS# 394908

Covered Front Porch (23' x 6')

Living Room (20' x 15') has parquet flooring and pass through to Kitchen.

Dining Area (14' x 8') off Kitchen has Mohawk laminate flooring and nice large window overlooking the front yard.

Kitchen (14' x 9') has vinyl floor, ceiling fan with light, stove and refrigerator.

Laundry Room (9' x 7') off Kitchen has vinyl floor; washer and dryer; back door to carport.

Owner's Bedroom (15' x 15') has parquet flooring, ceiling fan and walk in closet. **Owner's Bath** has tub shower combination, single vanity and new flooring.

Bedroom #2 (15' x 8') has vinyl flooring.

Bedroom #3 (15' x 8') has vinyl flooring and closet. This bedroom is presently being used as a craft room.

Hall has linen closet.

Hall Bathroom has tub shower combination, single vanity and vinyl flooring.

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



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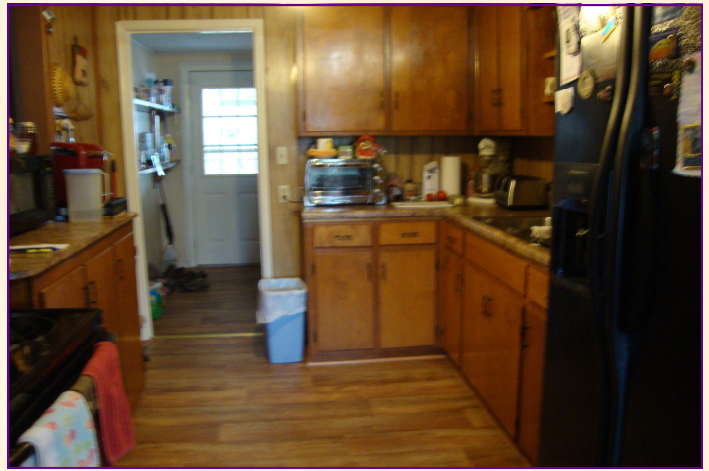
PO Box 550 · 114 Main Street
Thomson, GA 30824
706-595-3216 or 800-637-0881

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Living Room



Dining Area



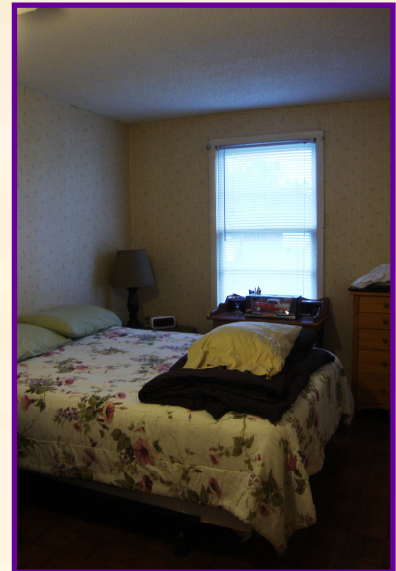
Kitchen



Owner's Bedroom



Bedroom presently being used as a Craft Room



Bedroom

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Laundry Room



Concrete Driveway



Well House



16' x 20' Workshop

Other Special Features:

- Two Carports
- Central Heat & Air (electric)
- Well with new submersible pump
- Septic Tank
- Comcast Cable (for internet & TV) available
- New water heater & new plumbing under house
- New tub in Hall Bath
- Roof on back is new (roof on front was still good)

Legal Description:

Map 00650009 / Deed Book 391, Page 260 / Plat L, page 138 / Taxes: \$333.17 (2015)

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Directions:

From Thomson take Hwy 278 toward Dearing. Go 5 +/- miles to Ellington Airline Road. Take the 1st right onto Gays Circle. The home will be on your right.



Side Yard



Additional view of home

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