



**316 MAIN STREET
WARRENTON GEORGIA**

\$98,500

5 Bedrooms. 2 Baths

MLS # 410818

The historical Evans family home was built in 1906 and has since been owned and occupied by the Evans descendants. It is located in the quaint town of Warrenton, Georgia. With approximately 4,200 square feet it has been restored and preserved in a true fashion of the original structure. On .73 acre lot the shady backyard is an extended area for entertaining. Solid heart of pine doors through out the house with original transoms over doors. Many rooms have attractive picture molding which was used to hang pictures so as to not damage the plaster walls. 12 foot ceilings. Rich solid wood moldings throughout. All fireplace mantels are original to the house. A must see for those that love older homes at a very affordable price.

Wrap Around Porch with railings. Double front doors and decorative oval glass.

Entry **FOYER 4 Over 4 with Center Atrium.** 14' x 9' plus 15' x 12'. Through the years many weddings have taken place in the Atrium—an Evan descendant was a probate judge and often invited couples to marry in this beautiful setting flanked by a beautiful stair well. The red octant shaped glass is from original construction.

LIVING ROOM 21' x 18' Heart of pine floors, alcove, beveled mirrors, fireplace with mantel. Accordion folding French Doors with Moon shaped accent glass over doors.

DINING ROOM 20' x 18' Heart of pine floors, fireplace and mantel. The brass chandeliers in these two rooms are probably from the 1920's replacing the original gas lights.



Wrap around Front Porch



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

PO Box 1137 244 Jackson Street

Thomson, GA 30824

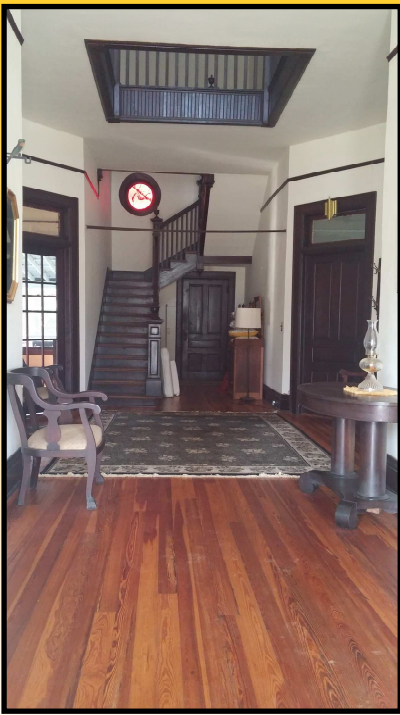
706-595-3216

706-595-4003 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348



Foyer



Living Room



Dining Room

FAMILY ROOM 19' x 18' Fireplace with mantel. Heart of pine floors. This room probably was originally used for Dining as it has a serving window from the adjoining pantry.

OWNER'S BEDROOM 18' x 18' overlaid with 1/2" sheetrock. Heart of pine floors. Fireplace with mantel.

BATHROOM with vanity and shower.

Country **KITCHEN** 20' x 13' dining area. **PANTRY** with serving window.

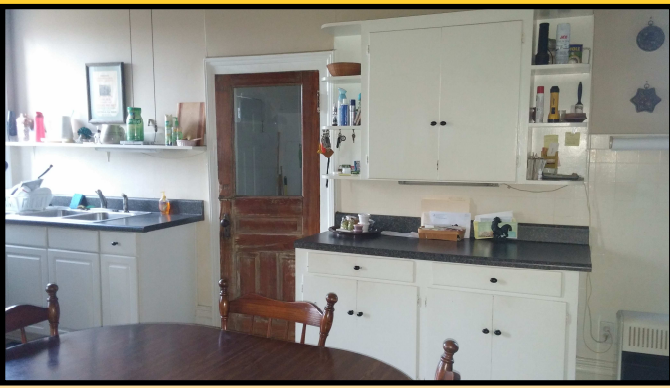
UTILITY ROOM with side entrance. Washer & dryer included.



Family Room



Kitchen



Additional view of Kitchen



Owner's Bedroom

SECOND FLOOR

FOYER LANDING with 2 closets. Overlook to bottom floor. Owner has the original light fixture that could be installed.

4 BEDROOMS (19'x18'; 20'x18'; 20'x18' & 20' x18') All with fireplaces and mantels. Heart of pine floors.

2 have been beautifully restored with plastered walls and refinished floors, windows repaired to be functional. The other 2 bedrooms have not been restored. There is a painted linoleum floor insert that was probably from the 1920's.

JACK AND JILL BATHROOM with claw foot tub. Windows for light filled room.

OTHER FEATURES:

- * **Screened Porch** 26'x16' with 3 ceiling fans, metal roof, solid pine custom cut lap siding. Ideal for outside dining and entertaining.
- * Single **CARPORT**.
- * Metal **STORAGE BUILDING**.
- * Old style wooden shed with 2 bay carport.
- * All public utilities provided for water, sewer and natural gas hook up.





LEGAL DESCRIPTION:

Deed Book 005R, page 0821 / Tax Parcel # W17 040 / 2016 Taxes \$1405

DIRECTIONS: From the red light in Warrenton at the intersection of Main Street and Bypass Road, travel west on Main Street. House on right at 316 Main Street.



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

PO Box 1137 244 Jackson Street

Thomson, GA 30824

706-595-3216

706-595-4003 Fax

www.wilsonrealtor.com or email realestate@wilsonrealtor.com



GARE Lic.# H - 11348