

136 MAIN STREET
WARRENTON, GA

~~\$117,000.00~~
Reduced to \$109,000

3 Bedrooms, 2.5 Baths
Approximately 2,260 sq. ft.

MLS # 366883



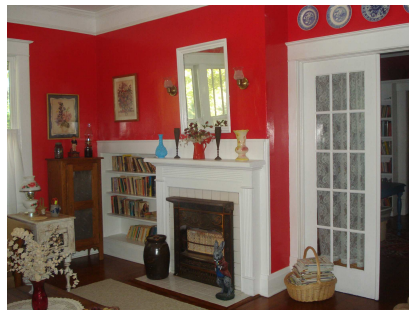
Motivated Seller has reduced the price on THIS CRAFTSMAN STYLE HOME that was built in 1927. This frame and vinyl side home has 2,260 square feet is charming and spacious. The interior has been tastefully and stylishly updated to create appealing and comfortable living areas. There are oak and pine floors through most areas. The ceilings are 10 foot in most areas. The rooms are ideally arranged to be interchangeable depending on the owners needs. The owner now occupies 2 rooms for bedrooms, library, office, sunroom, living room and dining room. But it could easily be 4 BEDROOMS plus living room, dining room and library. It is nestled on a shady corner lot with .46 acre. The grounds include a rock fish pool, trestles, greenhouse, 20'x20' workshop with electricity.

LIVING ROOM 22'X14' Oak wood floors, built in shelving, fireplace (the insert is for decoration only).

LIBRARY 14'x14' Oak wood floors, built in shelving, fireplace with ventless gas logs that provide excellent auxiliary heat.



Living Room



Fireplace in Living Room



Library

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

PO Box 550 114 Main Street

Thomson, GA 30824

706-595-3216 or 800-637-0881 706-595-3244 Fax

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



GA RE Lic.# H - 11348



KITCHEN 21'x12' fully equipped with stove, microwave, dishwasher and refrigerator. Pantry. This is a wonderful room with uses far beyond cooking. With an island and rear entry foyer (9'x5') makes you want to linger.

DINING ROOM 17'x11' Oak hardwood floors, bead board wainscoting.

SUNROOM / DEN 18'x14' Could be easily used as a 4TH BEDROOM. It has an exterior entry door, walk in closet, carpeted. **FULL BATHROOM** with walk in shower. Window electric heat pump provides heat and air.



Kitchen



Kitchen



Dining Room

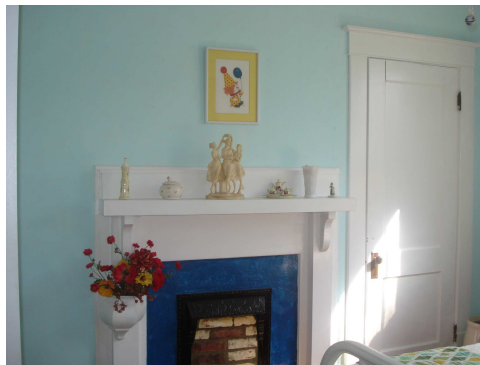
OWNER'S BEDROOM 15'x14' with painted pine floors, fireplace mantel.

GUEST BEDROOM 13'x12' with pine floors, fireplace mantel. The closet has been converted into Half Bath with sink and toilet.

BEDROOM# 3 12'x9' with pine floors. Owner uses as an office.



Sun Room / Den



Owner's Bedroom



Guest Bedroom

HALL BATHROOM with vanity, tub/shower.

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

PO Box 550 114 Main Street

Thomson, GA 30824

706-595-3216 or 800-637-0881 706-595-3244 Fax

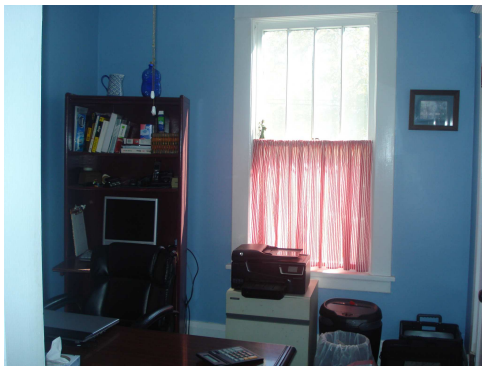
www.wilsonrealtor.com or email realestate@wilsonrealtor.com



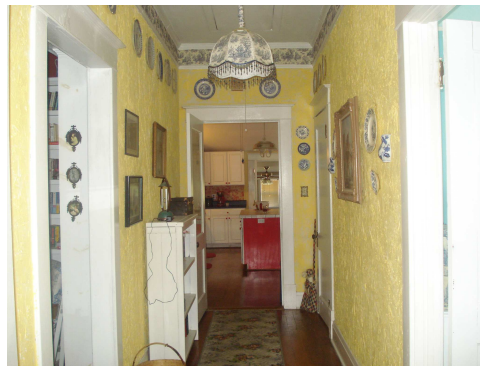
GA RE Lic.# H - 11348



LAUNDRY ROOM 9'x6' with washer, dryer and freezer connections.



Bedroom / Office



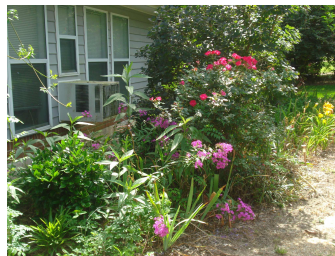
Hallway



Laundry Room

OTHER FEATURES:

- Ample closet space. Plus attic storage with pull down stairway.
- Extensive remodeling was done in 2001. Kitchen and Dining Room was “gutted” and rebuilt from the subfloors up. Rewired. Most plumbing replace to street.
- 30 year Architectural roof shingles installed in 2008.
- Public water and Public sewer. Natural gas
- Gas pack for central heat and air.
- Beautiful front porch with swing. Attractive side porch.



WORKSHOP 20' x20' with concrete floors, has electric service, worktable included. Has a window heat pump but rarely needed since insulated.

The shady yard has 5 Mature pecan trees, orange tree, blueberry bush and a variety of other plants and shrubs. There is a rock fish pond, arbor, trellis, and greenhouse.

Warrenton is a quaint town located 2 hours from Atlanta; 3 1/2 hours to beaches, 3 hours to mountains. It is also convenient to Fort Gordon and Augusta with excellent medical facilities.



What a great place to call home!



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

PO Box 550 114 Main Street
Thomson, GA 30824

706-595-3216 or 800-637-0881 706-595-3244 Fax

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



GA RE Lic.# H - 11348



Front Porch with swing



Attractive Side Porch



Side view of Home



Rock Fish Pond



Arbor, Trellis and Greenhouse



Workshop 20' x 20'

LEGAL DESCRIPTION:

Deed Book 8R page 305 / Plat Book A, page 234C / 2014 Taxes \$946.46 (city and county taxes together)

DIRECTIONS: Traveling West into Warrenton on Main Street, house on right at corner of Main and Oak Streets.

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

PO Box 550 114 Main Street

Thomson, GA 30824

706-595-3216 or 800-637-0881 706-595-3244 Fax

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



GA RE Lic.# H - 11348

