



93 N WHITEHEAD STREET  
WARRENTON, GA

~~\$116,000~~ Reduced to \$110,000

3 Bedrooms, 2 Baths  
Approximately 2,450 sq. ft.

MLS # 373367

Lovely 1 1/2 Story turn-of-the-century Queen Anne Victorian home restored with period moldings and many custom features. Clapboard wood sided home with pressed tin roof. The roof is original to the house and owner says should never need replacing. With approximately 2,450 square feet it is on a corner lot with .48 acre and has nice shop building 40'x20'. The ceilings are 12 foot in the main rooms.

Rocking chair **Front Porch**. Decorative front door of solid mahogany.

Over sized Formal **Living Room** 31'x15' with fireplace and mantel, heart pine floors, period moldings make for a most attractive room.



Formal **Dining Room** 15'x14' with glass paned door from living room. Built in shelving, fireplace and mantel, has gas hookup, heart pine floors.

**Sunroom** 24'x9' with porcelain tile floor. French door exterior entry. Built in window seats with full extension drawers. Ideal for office, playroom, hobby room or cozy den.

Dream **Kitchen** 15'x12' opens into **Dining Area** 14'x9'. There are an abundance of real cherry wood custom built cabinets accented by granite counter tops. The stainless steel appliances include stove, dishwasher, refrigerator and microwave. Ceramic tile floors, recessed and attractive drop lights. French Doors from the Dining Area lead to back patio.



Living Room



Kitchen



Dining Room

(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

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**Hall** with bead board original to the house, mural, ginger bread molding and storage under stairs.

**Owner's Bedroom** 16'x14' Fireplace with gas connection, mantel. Heart pine floors.

**Owner's Bathroom** Ready for buyer's renovations with space for walk in closet and dressing area. This is the one room that the owner have not remodeled.

**2nd Bedroom** 15'x14' Built in window seat and closet, heart pine floors, pocket door to main bathroom.



Hall



Owner's Bedroom



2nd Bedroom

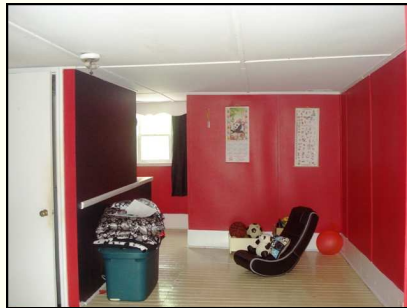
**Bathroom** very tastefully remodeled with separate area for tub/shower. Marble floors, counter tops and tub surround. Vanity with bead board, linen closets with lots of storage.

#### UPPER LEVEL:

**3rd Bedroom** 23'x15' on separate HVAC system. Great kids room or adult "get away" room. Large storage area is original **Trunk Room**.



3rd Bedroom



3rd Bedroom



Sun Room

#### OTHER FEATURES:

- Spacious **Laundry/Utility Room** off kitchen.
- Updated plumbing and electrical
- Natural gas HVAC systems for each level. Electric hot water heater.
- **Garage/Workshop** 40'x20' with electricity, 9 foot garage door (no opener) allows for storage of large vehicle or boat. Concrete floor, work bench.
- Large private back yard with mature trees. **Patio** with entry to kitchen area. **Gold Fish Pond**.
- Stone **B-B-Q Pit**. Other decorative stone work. Child's **play fort** with sand box and swing set.
- **Potting Shed** could be remodeled for guest house, play house or separate office.

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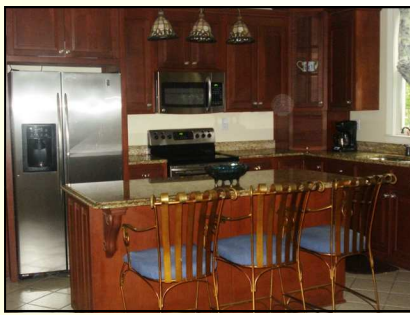
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Additional views of Kitchen



Additional views of Formal Living Room



Breakfast Area



Additional view of Dining Room



Additional view of Sun Room



Patio with entry to Kitchen



Back Yard



Patio, Gold Fish Pond & BBQ Pit



Potting Shed



Garage/Workshop



Different view of Home

**DIRECTIONS:** When traveling west into Warrenton on Main Street turn right onto N. Whitehead Street. House on left just past the stop sign.

**LEGAL DESCRIPTION:**

Deed Book 5P page 199  
2013 Taxes \$571.88

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