

**991 RANGER ROAD
WARREN COUNTY GEORGIA**

\$375,000

4 Bedrooms. 2 1/2 Baths.

MLS # 413778



Beautiful pastures and wood lands on this 26.76+- acre tract with pond. Built in 2008 this lovely 2 Story home has approximately 3,518 square feet. It has a wrap around front porch and attractive gabled roof lines.

MAIN LEVEL:

Entry **FOYER** 12' x 11' with hardwood floors, attractive staircase, coat closet. Front door with beveled glass and side lights.

OFFICE 13' x 12' carpeted, built-in cabinets with lots of counter top space with computer work area. Double windows overlook front yard. Ceiling fan.

DINING ROOM 12' x 12' with hardwood floors, judges panel accents.

DEN/FAMILY ROOM 24' x 15' with hardwood floors, Fireplace with gas logs, wood mantel, book shelves, ceiling fan, glass doors lead to Sunroom.

SUNROOM 13' x 12' with ceramic tile floors, overlooks back acreage. Leads to rear porch and patio.

KITCHEN 13' x 12' with hardwood floors. Lovely Granite counter tops and many attractive white wood cabinets with lazy Susan and deep pot/pan drawers. Breakfast Bar and Deck areas. Stainless steel appliances include stove, refrigerator, dishwasher and microwave oven. 2 **PANTRIES**.



Rocking Chair Front Porch



Foyer

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

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Office



Dining Room



Den/Family Room



Additional view of Den/Family Room



Kitchen



Breakfast Bar

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HALF BATH off rear foyer convenient to Kitchen and garage areas. Pedestal sink.

LAUNDRY ROOM 9'x 9' with cabinets, counter tops, laundry sink.



Owner's Bedroom



Side porch off the Owner's Bedroom

OWNER'S BEDROOM 17' X 13' Carpeted, ceiling fan, recessed lights, double glass doors to porch.

OWNER'S BATHROOM 13' x 11' with ceramic tile floors and wall surrounds, double lavatories, Jacuzzi tub, separate shower and separate toilet area. Very spacious walk in closet.

UPSTAIRS:

DEN 21' x 19' Carpeted, cathedral ceiling, ceiling fan, recessed lights, decorative half moon windows over double windows. 2 Linen closets. Pull down attic area floored for storage and access to heating unit.

BONUS ROOM 21' x 15' plus 18' x 10' for approximately 832 square feet. Partially finished needs carpet and wall painted. 3 under the eave storage areas.

BEDROOM #2 13' X 12' Carpeted, ceiling fan.

BEDROOM #3 13' x 12' Carpeted, ceiling fan.

BEDROOM #4 13' x 12' Carpeted, ceiling fan.

BATHROOM with 2 vanities and sinks, separate tub/ shower & toilet area.



Upstairs Den

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Bedroom #2



Bedroom #3



Bedroom #4



Additional view of Upstairs Den



Sun Room



Covered Back Porch

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OTHER FEATURES:

- ⇒ **Attached double GARAGE** with extra storage area.
- ⇒ **Covered back porch and Patio.**
- ⇒ Dual fuel heat and air system with separate units for each floor. Heat operates on electric and when temperature goes below 40 converts to propane gas. The tank is buried.
- ⇒ Well and septic tank.
- ⇒ Security system is leased.
- ⇒ The owner is in process of a warranty claim with manufacturer on the aluminum siding exterior because finish is peeling off. Seller says prior to closing the whole house will be rewrap with new aluminum coil.
- ⇒ **POND with DOCK.** There is an approximate 3 acre pond that is shared with about 1 1/2 acres on this property.
- ⇒ **TRACTOR SHED** is behind pond. There is a road way that circles behind the pond and leads to shed and to back acreage.
- ⇒ All **FENCED** except at pond and road frontage.
- ⇒ Fenced **GARDEN SPOT** and muscadine vines.

BRING THE HORSES, 4 WHEELERS, FISHING POLES, HUNTING GEAR AND PLOW. OR JUST BRING A ROCKING CHAIR AND ENJOY THE VIEW!



Pond and Dock



Road way that circles behind the pond and leads to shed and back acreage.



View from Pond



Garden Area with Muscadine vines

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DIRECTIONS:

In Thomson, GA at red light at corner of Main & Hill St (at CVS) travel West on Hill Street/GA Hwy 12 about 3 miles and turn left on VFW Rd. Follow to stop sign and turn Right on Mt. Pleasant Road. Travel to next cross road and turn Right on Old Milledgeville Road. Travel about 4 miles and turn left on Range Road. Property 1 mile on left.

LEGAL DESCRIPTION:

Deed Book 7C, page 471

Tax Parcel # 067 058 & # 067 0 39

Plat Book 10, page 82

2016 Taxes \$ 2,372.80

Note the 21.76 acre tract is in a 10 year agricultural land use which reduces property tax.



View from road



View from driveway

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Back of Home



View of Pasture—Bring your horses



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MULTIPLE LISTING SERVICE
MLS

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