



5895 Rousseua Creek
Thomson, GA 30824

~~\$ 150,000~~ **Reduced to \$125,000**

Lot size: 1 Acre

**This property is ready for you
to start enjoying life
(Weekend or Full Time Resident)**

*** Clarks Hill Lake * Pool**

*** Hunting * Fishing**

*** Extra Large Workshop**

*** Most furniture & All appliances included**

**This 24' x 52' home with 2,034 square feet has 3 Bedrooms and 2 Baths
built in 1982 with many improvements.**

Covered Front Porch—screened 40' x 10'

Foyer—has laminated flooring.

Den—(21' x 15') with 2 ceiling fans and storage closets.

Living Room—(20' x 14') has carpet.

Kitchen—(22' x 14') has lots of white cabinets, plenty of counter space and a vinyl floor.

The **Utility Area** off Kitchen with washer and dryer connections and cabinets above.

Office Area— (11' x 9') off Den or could be used as 4th Bedroom with carpet and a ceiling fan.

Owner's Bedroom—(20' x 14') is carpeted, two closets and has a ceiling fan with light.

Owner's Bath—has a garden tub with shower and a linen closet.

Hall Bath—vanity, tub/shower combination and linen storage.

2nd Bedroom— (13' 1/2" x 11') has carpet, ceiling fan with light and a walk in closet.

3rd Bedroom—(10' x 13' 1/2") is carpeted with a ceiling fan and walk in closet.

Sun Room off Owner's Bedroom (14' x 9') laminated floors with ceiling fan and window a/c unit.



Foyer

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



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Den



Living Room



Kitchen



Dining Area



Owner's Bedroom



Bedroom

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Bedroom



Sun Room



Rear Covered Porch



Covered Porch



16' x 32' In ground Pool



Concrete floor ready for building a Pool House.

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Covered Rear Porch—(24' x 15') leading to a 16' x 32' Inground Swimming Pool with new liner and 3 years ago put in a salt water system. Concrete floor ready for building a Pool House.

6 Bay Pole Shed—(52' x 32') and has a Workshop fully insulated with electric lights, one shelf and concrete floor that is connected to the Pole shed that is 32' x 15' with electric

Other Special Features:

- Metal Roof
- Entire yard is fenced in.
- Septic Tank and Deep Well
- Gas Hot Water Heater
- Gas Propane Central Heat and Air



Legal Description:

Map 47A Parcel 74 / Deed Book 401 Page 120 / Plat D, page 36 / Rousseau Creek Lot #78 / Taxes: \$822.21—2016 / MLS# 409541

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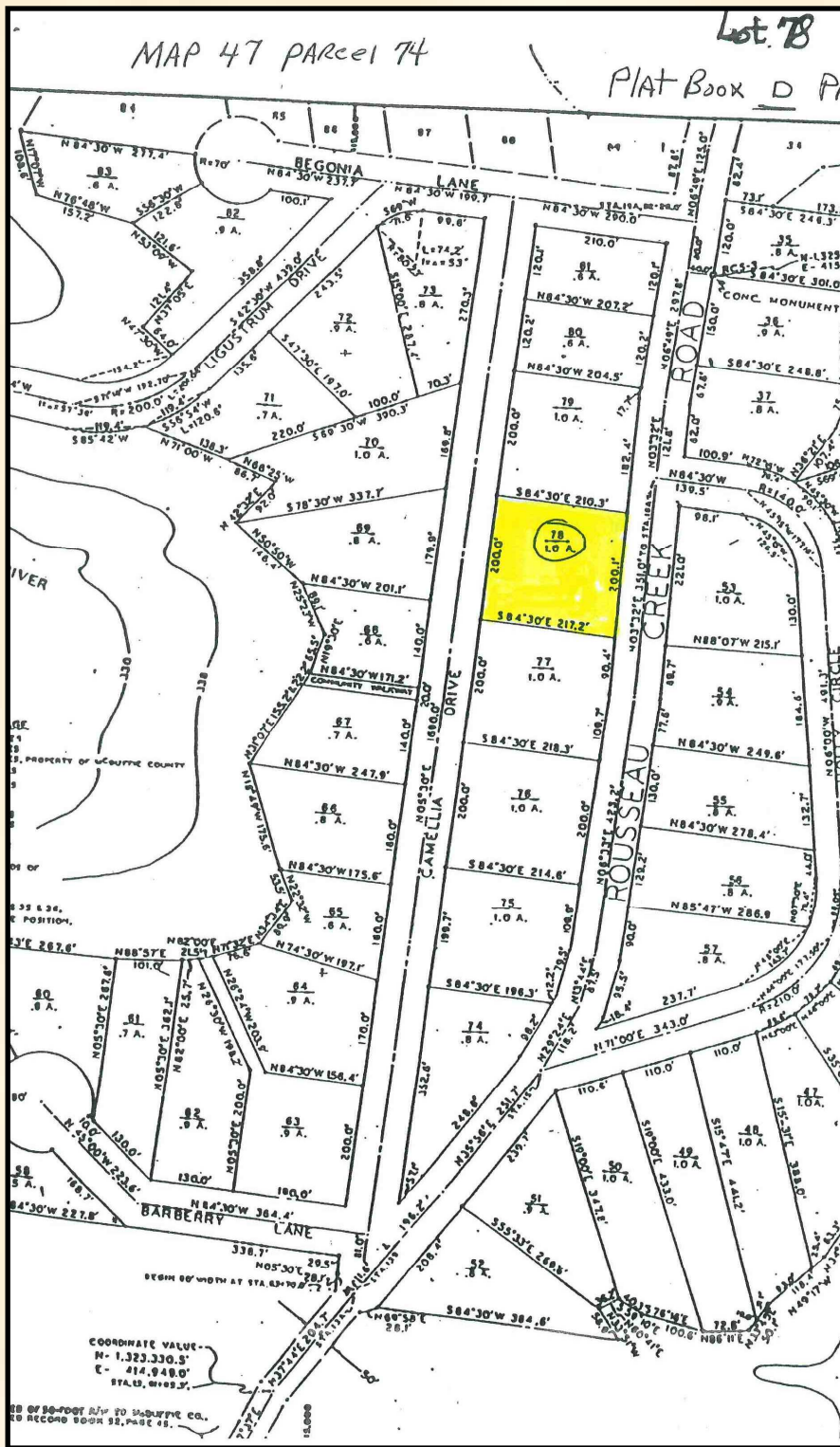


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Directions:

Traveling West on I-20 Exit 175 at (first) Thomson exit turn right (north) on GA hwy 150 (Cobham Road) travel about 5 miles and turn left on Rousseau Creek Road. Travel about 5 miles and property on left.

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