

460 WIRE ROAD
THOMSON, GEORGIA

\$284,900

3 Bedrooms. 2 1/2 Baths.

MLS # 405652



This beautiful 1 1/2 story vinyl sided home was built in 2005 and has approximately 3,375 square feet. It is situated on 2.48 +/- acres in a rural location convenient to I-20, shops and schools. The home is designed for family living and entertaining with an open floor plan, plus upstairs Bonus Room. Most impressive front lawn with circular driveway. Creek at rear with shady area is an ideal setting for picnics and outdoor relaxation.

Covered **FRONT PORCH** with rails. Beautiful wood Front Door with beveled glass and side lights.

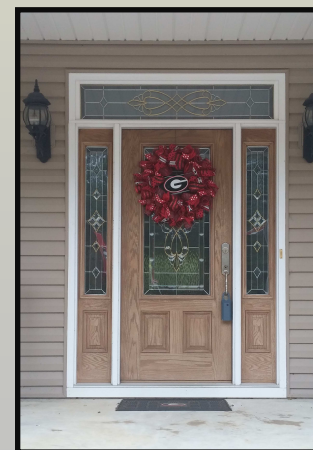
Entry **FOYER** 12' x 7'. Laminated wood floors. Decorative column post.

LIVING ROOM 18' x 18' with vaulted ceiling, laminated wood floors, ceiling fan, and patio doors to rear covered porch. Fireplace with gas logs that provide much warmth.

DINING ROOM 15' x 13' with tray ceiling and judges panels, laminated wood floors and chandelier.

KITCHEN 14' x 13' with laminated wood floors. Granite counter tops. Many beautiful cabinets with pantry and lazy Susan turn shelving. Breakfast Bar. Includes all appliances: Gas stove top has 5 Burners and with water pot filler, wall oven, built in microwave, dishwasher and refrigerator. Recessed & decorative lighting.

BREAKFAST ROOM AREA 14' x 8' with 3 windows for great view of back yard.



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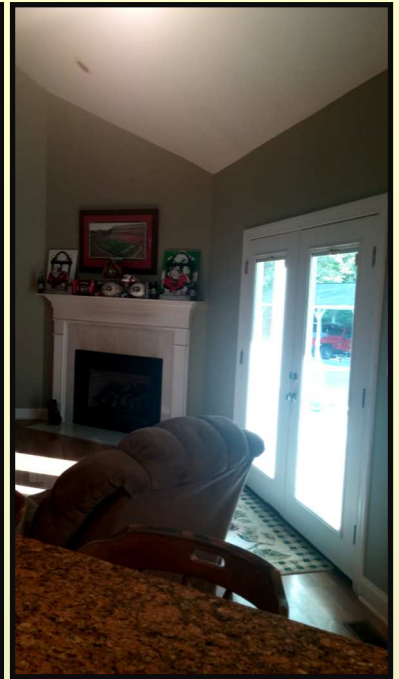
PO Box 550 · 114 Main Street
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Foyer



Living Room



Dining Room



Kitchen



Additional view of Kitchen



Kitchen / Breakfast Area



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OWNER'S BEDROOM 16' X 14' Carpeted, recessed lighting, tray ceiling. Door to back porch. Two walk in closets.

OWNER'S BATHROOM with Jacuzzi Tub, separate shower with seat and ceramic tile surround, double vanity and dressing area, linen closet, overhead auxiliary heater, ceramic tile floor.



Owner's Bedroom



Bedroom

BEDROOM #2 12' X 11' Carpeted, ceiling fan.

BEDROOM #3 14' x 12' Carpeted, ceiling fan.

HALL BATHROOM with ceramic tile floors, vanity, tub/shower combination, linen closet.

LAUNDRY ROOM 12' x 6' with Laundry Sink, cabinets, windows for plenty of natural light, dryer included.

Coat closet at garage door entry way.



Laundry Room



Bonus Room



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BONUS ROOM 36' x 13' on Upper Level. Decorative black & white tiled floor, dormer window. Pool Table is included. Georgia Lights are not included. Walk in closet plus walk out attic storage area. Additional under the eave storage that is lighted. **HALF BATH.** It is plumbed for a shower and could easily be converted so that could be used as a 4 Bedroom, 3 Bath home.

DOUBLE ATTACHED GARAGE 28' x 22' with auto doors. Vented to the upstairs HVAC system, has electric and TV outlets. Is an excellent area for entertaining.

DETACHED 4-CAR CARPORT 48' x 24' with 4 each 12 foot bays, lighted and with electric outlets.

COVERED REAR PORCH 70' x 8' is accessible from Living Room & Owner's Bedroom. 2 Ceiling fans.

This is ideal outdoor living area.

OTHER FEATURES:

- * All public utilities—water, sewer and natural gas.
- * Split system Gas heat and air systems.
- * Rinna gas hot water heater. Tank less system is energy efficient and keeps an endless supply of hot water.
- * Irrigation system in front and side yard.
- * Gutters on all eaves.
- * Hot and cold water exterior water spigots at front and back of house.
- * Natural Gas hook up at rear porch area for gas grill.
- * 2 Entry ways for under house.
- * Sewer and AT&T easements located on north side of property.

THIS IS A MOST ATTRACTIVE, WELL MAINTAINED HOME CONVENIENT TO TOWN.



Inside of Double Attached Garage



Detached 4-Car Carport



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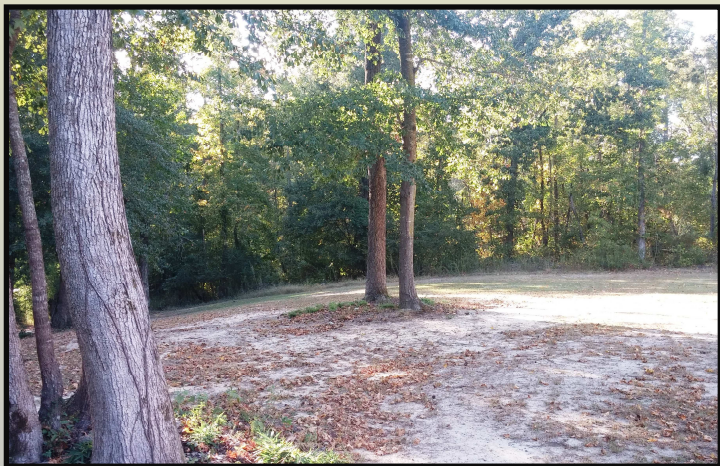
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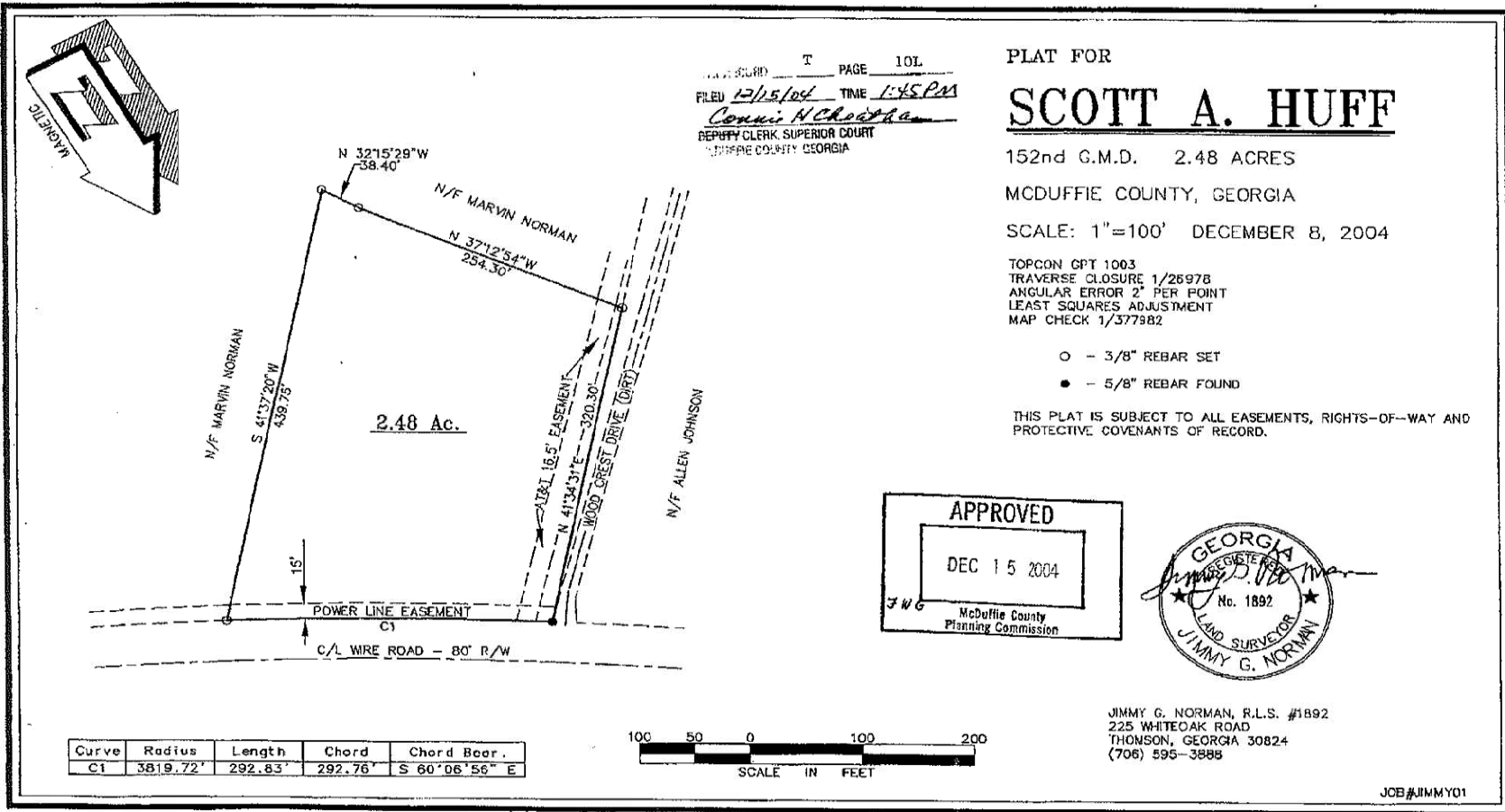




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LEGAL DESCRIPTION:

Deed Book 602, page 307 / Tax Parcel # 00310048B00 / Plat Book T, page 10L / 2016 Taxes \$1704.54

DIRECTIONS: From CVS in Thomson travel west on GA 12/US 278 about 2 miles and turn left on Wire Road. Property on the right.



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