

A PIECE OF SENOIA HISTORY - WHERE OWNERSHIP MEANS INHERITING A LEGACY.

Originally built in 1871, the iconic "Tilted House" in the heart of Senoia has undergone a rare, footings-up historic modernization where preservation meets precision craftsmanship. Meticulously restored between 2019 and 2022, nearly 90% of the foundation was removed and replaced, ensuring structural integrity for generations to come. Five original fireplaces anchor the home - Various configurations include coal-burning racks, gas logs and period specific gas reflective heater. The largest fireplace is wood burning and was rebuilt according to Vrest Orton's Forgotten Art of 18th Century Fireplace Geometry. Gas starters blend historic ambiance with modern convenience. Throughout the home, old-growth heart pine floors harvested in the late 1700s and sourced from Mississippi bring warmth & authenticity underfoot. The Cottonwood seed oil becomes visible when sunlight shines through the plate glass window in the Master Suite. Original 1870s wallpaper samples are preserved with the Senoia Area Historical Society (Registered house #41) a testament to the home's documented heritage. Modern performance enhancements include: Spray foam insulation in walls, crawlspace, and rafters. Blown fiberglass insulation in ceilings. Tankless water heater, Architectural brick accented walls in Master & Guest bedrooms. E-rated aluminum clad windows. Full metal roof. 145+ recessed lights. Refined crown molding & casings throughout. Master suite, parsons' room and laundry room windows have framed plantation shutters. Outside, the classically landscaped grounds are equally remarkable with a combination of 50+ Azaleas, Gardenias, Climbing Roses and Antique Azaleas optimizing the character of the garden. Facing Morgan Street, vertical granite curbing frame the property.

Demanding attention from Broad Street is the majestic 350-year-old Osage Orange tree (*Maclura Pomifera*) reported to be 3rd largest specimen in North America with a base circumference of 17 feet. The Senoia Garden Club can share more about the significance of the Osage Orange tree in the settling of North America. Landscaping includes: Mature Holly (*Ilex spp.*) 4 - 9ft heights, 35-gallon Snowflake Camellias (*Camellia Sasanqua*), 8 - 12ft Chinese Fringe Trees (*Loropetalum chinense*) & Shade-tolerant Zoysia grass. Inspired by historic Charleston estates, a brick privacy wall was constructed along Broad Street with steps leading into the lower yard. The project entailed laying over 35,000 bricks along with mounting custom metal gates inspired by the Sword Gate House, located in downtown Charleston and commissioned by Abraham Lincoln's granddaughter. Featured scabbards are welded into each side as a subtle nod to the civil war history of the area. In addition, there is a double hung metal gate providing open vehicle access to rear lower yard. The approach from broad street reveals an 8-foot-wide herringbone brick walkway leading to a wraparound porch with fully restored tongue and groove pressure-treated dense pine decking and refinished square Corinthian columns. In the backyard, an 8-foot diameter brick fire pit with natural gas starter creates an inviting gathering space beneath a 35-foot flagpole. Ideal for evenings with friends, community events, or quiet reflection. Inside, the renovated Parsons Room offers a rare surprise: a private home theater and entertainment retreat with Sonos surround sound, 4000 DPI projector, drop-down screen, theatre lighting and spiral staircase leading to the loft half bath. Idyllic as a family home, the visionary buyer may also value the current commercial zoning. This 4 bed, 4 full bath, 2 half bath, 3,287 sq ft property in the heart of downtown opens extraordinary opportunity - Boutique office, luxury retail, or medical office just steps from downtown Senoia's vibrant dining, shopping, and film-industry presence. A preserved chapter of Southern history-modernized for the next steward.

4 Bed | 4 Full Bath | 2 Half Bath | 3,287 Sq Ft

HISTORIC SENOIA