

2327 N HWY 41

23.20 Acres-Perry GA 31069

LIST PRICE \$850,000



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



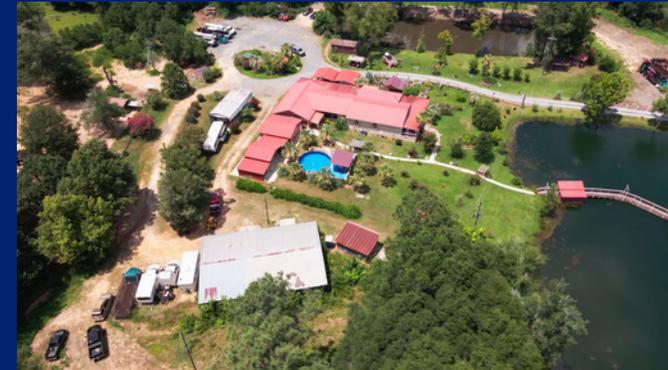
COLDWELL BANKER
COMMERCIAL

THE FREE GROUP

Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

Description

This beautiful 23.20 acre property radiates nothing but peaceful vibes. The 1,911 sq. ft. all brick ranch home is nestled in the rear of the property with spectacular views of the 5+ acre pond, beautiful landscaping and surrounding woodlands. You almost feel like your on your own private island with the serenity and privacy that the tropical landscaping and natural woodland border provides. Mossy Creek flows alongside the property which definitely adds to the peaceful and back to nature relaxed feel the property emanates. Entertaining is a must here with the spacious covered front and back porches, patios, pool and stone fire pit. A covered tile and cement deck seating area sits right off the pool for additional space, along with an outdoor bathroom located conveniently close. The screened in back porch houses a hot tub and plenty of additional space to entertain inside if the weather outside is not cooperating. Once inside, the open living and dining room space that opens into the kitchen and the continuous wood laminate flooring through out, gives the space a spacious free flowing airy feeling which enhances the natural light through out the home. The charming kitchen boasts stainless steel appliances, granite countertops, and a center island that can be used for a workspace or as an eat in breakfast spot. The seamless transition from the kitchen into the open and spacious living and dining room space encourages conversation and interaction so entertaining is easy and more relaxed. There are three bedrooms off the the main living area. The primary bedroom with double wall closets has a bathroom with double vanity sinks, tub shower combo, and a stand alone shower. There is also a second full bath with a tub shower combo off the kitchen/laundry area. For the avid "car or toy collector" there is a total of 5 open bay carports, one three bay carport and two single bay carports off of the large covered porch attached to the house. For more storage or additional workspace there is a three car enclosed garage and a two car enclosed garage, both wired for electricity. Behind the home is a metal RV shed. This property has great potential with numerous possibilities to become what you might have envisioned or possibly dreamed about. Contact the listing agent today for a showing and we can help you make that dream a reality!



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AERIAL



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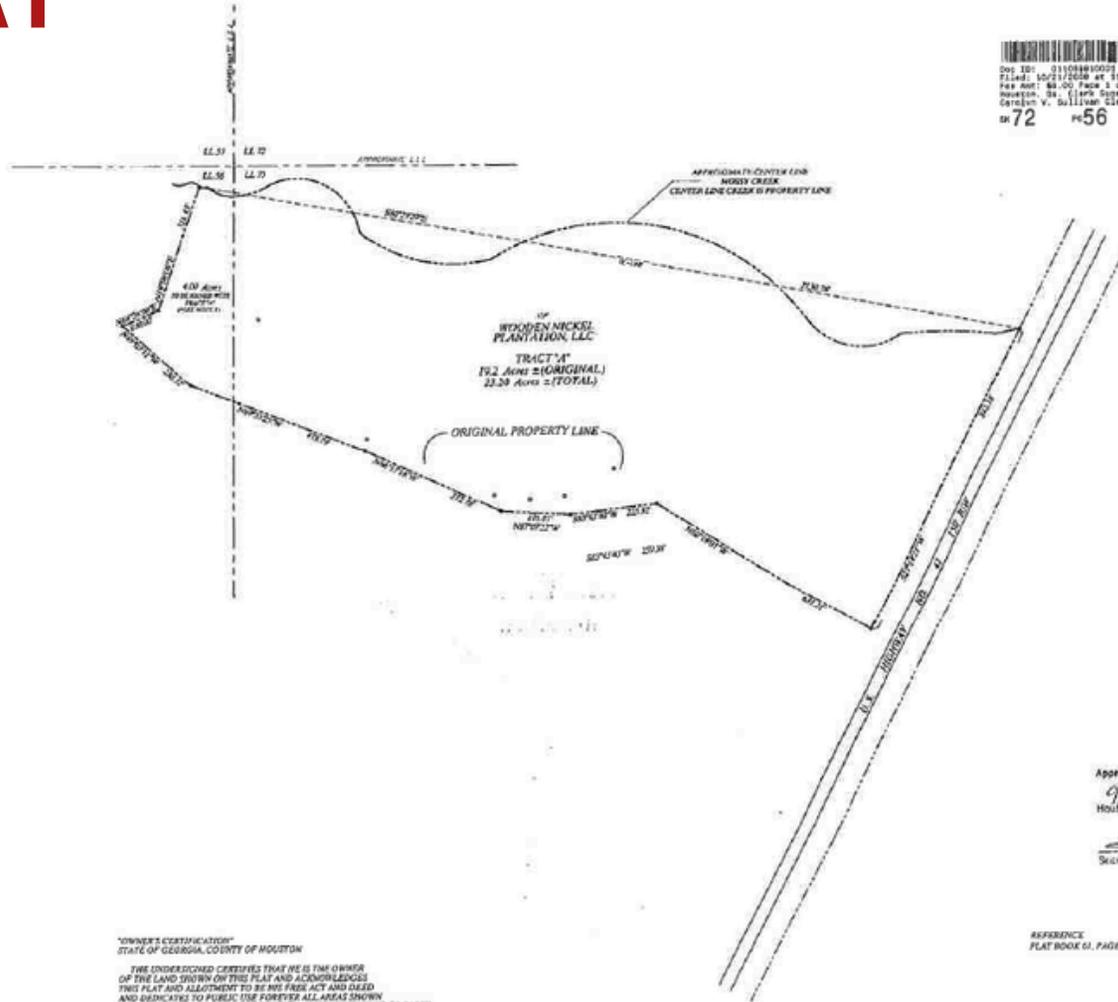
PLAT

TOTAL AREA: 23.20 ACRES ±

LEGEND

- ISF 1/2" IRON PIN SET
- IPF IRON PIN FOUND
- IRW RIGHT OF WAY
- SLB SIDE LIVING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- DE UTILITIES EASEMENT
- SEI SANITARY SEWER EASEMENT
- MW MANHOLE
- CB CATCH BASIN
- JN JUNCTION BOX
- DI DROPPENLET
- RHW ROADWAY
- AC ACES
- PWMP PAVEMENT
- CSE CREEK
- L.L.L. LAND LOT LINE
- FR FIRE HYDRANT
- F FENCE LINE
- FPE FINISH FLOOR ELEVATION
- P POWER LINE
- PP POWER POLE
- CL CENTER LINE
- TH TEST HOLE
- SPED SITE PLAN ENVS. DEPT.
- SPHD SITE PLAN HEALTH DEPT.
- R- RADUIS
- EL ELEVATION
- REP RESIDENTIAL DRAINAGE PLAN
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- LP LIGHT POLE
- WP WATER VALVE
- WM WATER METER
- NF NOW OR FORMERLY

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 Filed: 10/21/2009 at 11:08:19 AM
 Fee Amt: \$8.00 Page 3 of 1
 Houston, TX - 119th Superior Court
 Carolyn V. Sullivan, Clerk
 IN 72 H-56



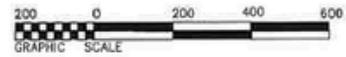
Approved
 9/30/09
 Houston County Planning Commission
 Secretary

NOTE 1:
 THIS TRACT IS A NON-BUILDABLE LOT ON ITS OWN AND IS TO BE JOINED WITH
 ADJOINING PROPERTY TO FORM BEING TRACT "A" IN PLAT BOOK #1, PAGE #1
 NO FIELD WORK CONDUCTED ON THIS PROPERTY BY OCMULGEE. ALL DATA
 SHOWN PER COMPILED DOCUMENTS.
 ALL CORNERS SHOWN HEREON ARE CALCULATED.

"OWNER'S CERTIFICATION"
 STATE OF GEORGIA, COUNTY OF HOUSTON
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER
 OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES
 THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED
 AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN
 OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

10-6-09
 DATE
 Rachel C. Wooden
 OWNER'S SIGNATURE

REFERENCE:
 PLAT BOOK 01, PAGE 34



NO.	DATE	REVISION

COUNTY: HOUSTON
 DISTRICT: 10TH
 LAND LOT: 56 & 73
 DATE: 09/10/09
 SCALE: 1" = 200'
 JOB NO. 09172

COMPILED PLAT FOR:
RACHEL WOODEN

Ocmulgee
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
 213 Wes Park Drive
 Perry, Georgia 31069
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 fax (478) 224-7072

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