

For Sale

# 1071 Conners Church Road

Cobbtown, GA 30420

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**AHR**

COMMERCIAL

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# Highlights

## Property Summary

Address: 1071 Conners Church Rd, Cobbtown, GA

Property Size: 5.50 Acres

Zoning: Agriculture

## Property Features

- 2,817SF custom built 4 beds & 2.5 bath home with inground saltwater pool & ADA features
- Private fully stocked pond with pier & electric & water access with purchase of additional acreage
- 6 stall barn & hay room with electric & water access
- 30'x40' workshop with full bathroom with separate electric meter from house
- 16'x32' dog kennel broken down to 10 individual spaces with indoor/outdoor runs. Includes auto feed, water & separate electric meter from house
- Pecan orchard with Pawnee & Zinners, Satsuma orange trees, blueberry, plum, peach, & fig trees & bushes
- 5HP well providing irrigation for trees, etc. separate from the house







Workshop with dog kennel



Interior of workshop



Interior of dog kennel



Wash station and pump house



Stable with pasture



Aerial View



Orchard with pond view



Pond view



Aerial View



# Residence



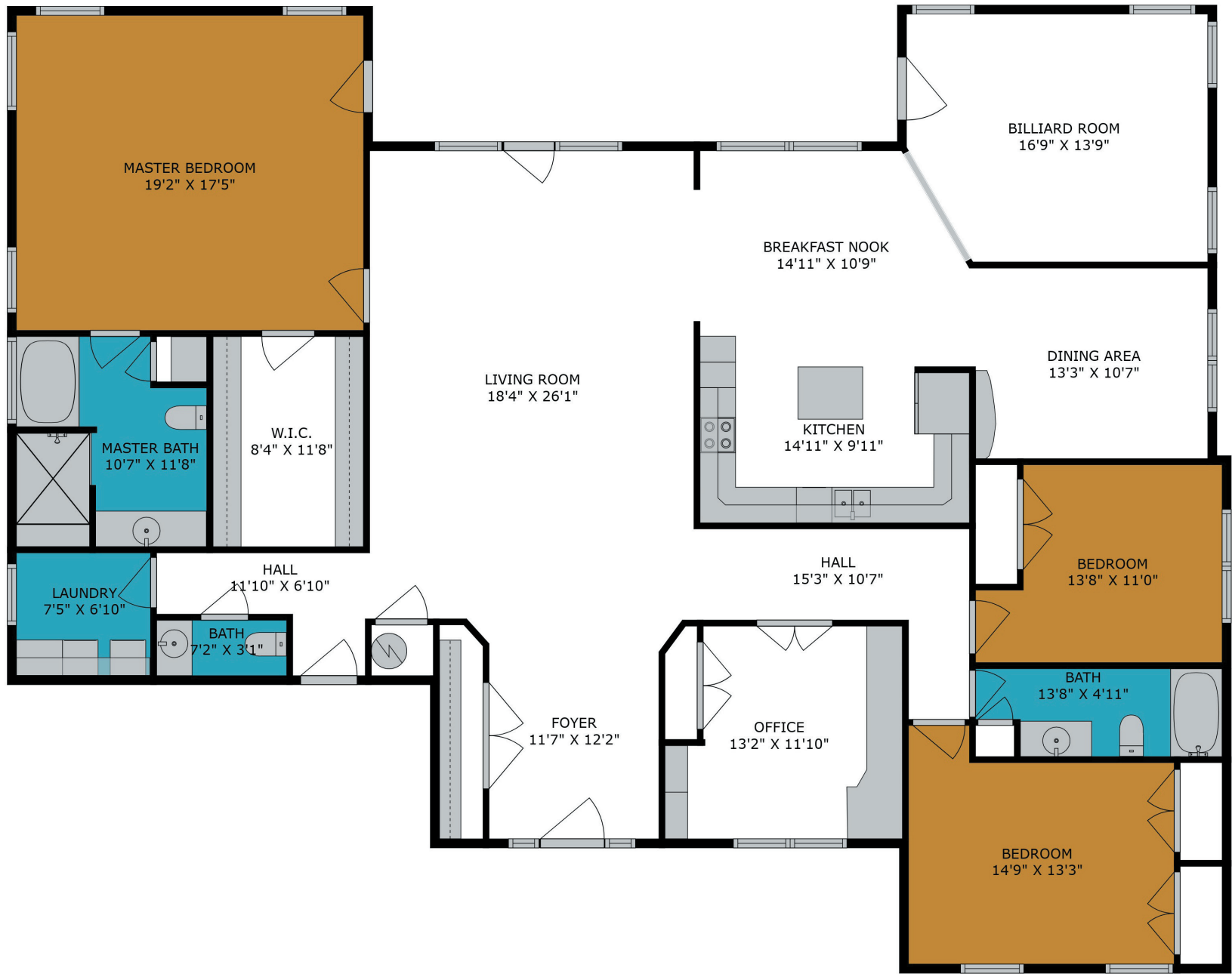
- Main bedroom with tray ceiling
- Main bath with custom waterfall shower & garden tub
- Custom kitchen with dovetail soft close drawers, granite countertops & ss appliances
- Carrier 4 ton 24 SEER-Infinity split heat pump & air cleaner
- Anderson windows & spray foam insulation
- ADA accessible doorways Gunite 16'x32' "party pool"
- 4' crawl space





Experience luxury living with equestrian amenities & potential income opportunities. The 2,817 sf custom-built home features 4 beds, 2.5 baths, a spacious living room, formal dining room, & recreation/flex room. The kitchen boasts granite counter-tops, custom tile mural backsplash, & turn tables in the corner base cabinets. Step outside to a covered patio with built-in benches & a gunite saltwater pool perfect for entertaining. The home includes a 2-car attached garage with a wash station & a pump house for extra storage.







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