



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
**GEORGIA  
PROPERTIES**



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Venue

Est. 2020

**Our Venue Can Accommodate Up to 200 Guests and Includes the Following Amenities**

- Farm tables set up for the reception (seating up to 200 guests)
- Reception and ceremony chairs (set up for up to 200 guests)
- Table linens, overlays, and cloth napkins
- China, flatware, and glassware
- High-top cocktail tables
- Bridal suite with full private bath
- Groom’s suite with full private bath
- Prep kitchen available for your caterer
- Outdoor portable heaters
- Fire pit area
- A variety of décor and props to choose from
- Access to the property for engagement or bridal portraits (by appointment)
- Planning sessions to determine event layout and logistics
- Day-of event access from 9:00 AM to 11:00 PM
- Friday access prior to your event for setup and preparation (1:00 PM – 9:00 PM)
- Use of the facility for a rehearsal (rehearsal dinner available at an additional charge)
- Venue staff available for clean-up (guests are responsible for personal items)
- On-site staff present during your event to ensure everything runs smoothly
- Day-of wedding coordinator to assist with planning and create a personalized timeline

Home On Property

- Primary bedroom and primary bathroom
- Private Dining
- SunRoom
- Family Room
- Renovated Kitchen
- Office/4th bedroom

Cont.

- 2nd an 3rd Bedrooms and a supprting bathroom (renovated)
- Basement - pool table, lounge area (used as Groom’s Room)
- Large back patio with new railing and awnning and outdoor grill/kitchen
- Roof- 2017
- AC units (both new)
- Septic
- 2 water heaters (one gas, one electric)
- Built in 1997
- Total Gross living space including finished basement is 4566 according to pre-list appraisal

Wedding Venue

- 4 - 5 ton units
- 2 hot water heaters
- Prep kitchen has gas stove and microwave
- Icemaker
- Rented Dishwasher - Ecolab
- Being sold with wedding/party inventory list attached

Additional Building/ Items on Property

- SheShed (roughed for pluming/ electrical
- 1 RV Hook up on property
- Outbuilding/Storage Building 40 X 70
- 24 Passanger Bus
- Lift
- Kobaoa Tractor & Attachments
- 6 passanger Golf Cart
- Lawnmower

Other Items to Note

- Home on well and/or city water
- Venue on City Water
- 3 septics on the property - one not currently in use

