



1247 LICKSKILLET RD.
List Price \$289,000.00

EPWORTH, GA 30541
RESIDENTIAL

FOR SALE BY OWNER
Shown by appointment only.
706-455-3673
Please leave message.

Br Main: 1
Br Upper 2
Bedrooms 3
Full Baths 3

Zoning: None
Survey Avail: Yes
Zip Code: 30541

Condition: Excellent
Lot Size : 1.0 acre
Restrictions:

Master Br: Main Floor, 2nd floor
View: Pasture, Mountain
Parking: Drive, parking area
Heating: Central, gas FP
Cooling: Central electric
Road: Paved
Laundry: In house, main floor
Construct: Frame
Finish Exterior: Vinyl Siding, Stone

Township: Epworth
Miles: under 2 miles
Driveway: Gravel
Water: Deeded well
Sewer: Septic
Windows: New, Vinyl
Roof: Metal
Frontage: Road
Basement: Crawl Space

Rooms: Entry w. Laundry Closet, Living Room, Dining Room Kitchen, Upstairs Studio
Interior: Custom Lighting, Crown moulding on main, 2 gas fireplaces
Exterior: Porch, Deck, Fenced garden, Greenhouse, Tillable, Wooded , Property fenced with gate
Appliance: Stove, Hood, Dishwasher, Washer/Dryer, Refrigerators (2)
Floors: Pine upstairs, vinyl tile and pine on main
Terrain: Gentle, sloping woods and landscaped lawn

1930's Historic Farmstead beautifully restored, very comfortable, lots of extra touches. Mature landscaping. Master suite on main floor, master suite on second floor, bedrooms and bath upstairs with studio, exterior stair, French doors to fenced garden. Unique, charming and convenient retreat with gorgeous mountain view from wrap around porch. Furnished.