**5551 Bold Springs Road, Dacula, GA**

3 Bedroom 3 Bath Home, additional Loft space for Office or possible Additional Bedroom

6.2 Acres

Roof 10 years old, new paint

New carpet

Plumbing and electric updated 2019

Renovation took 10 months to complete

Solid oak beams from main floor to 2nd story, very strong

Original Front Door

Catalytic converter on wood burning heat

Windows look out to pastures

Four mature pecan trees, black walnut and magnolia trees

Very insulated

Storm Windows

New HVAC 7 ton

3 wood-burning fireplaces

Huge guest bath

County water, septic

Circular Driveway with Wrought Iron Electric Gates For Easy Access with Horse Trailer

Completely Fenced, Field Fence Wire and Wood

Outside Lighting

Second Home also has barn

**1890 HISTORIC PLANTATION PLAINS STYLE HOME**

**RENOVATED 2019:**

3 Bedroom, 3 Bathrooms with Loft

3 Levels

Renovated From Ground Up, 10 months, 2019

New Paint Inside and Outside

New Central Heat and Air, 2 New 7 ton HVAC

New Gas Water Heater

**SWEET TEA FRONT PORCH**: Covered Front Porch, Large Rocking Chair Porch with Swing and Updated Lighting

**SUNROOM** with shelving, new paint, updated ceiling fan and lighting, gas stove with thermostat and storage. Double insulated windows with screens. New Roof

**EXPANSIVE LAUNDRY ROOM** with washer and dryer hook up.

**KITCHEN**:

New floors, Paint, Appliances, Ceiling Fan, Breakfast Area, Refrigerator, Gas Stove, Dishwasher, New Vent Hood.

Cabinets and walls new paint.

Fireplace in Kitchen

Two Seat Island With Chairs/Eat-in Kitchen

Beautiful New Granite Countertops and Island

New Farm Sink with Spray Faucet and Soap Dispenser

Subway Tile Backsplash with Gray Grout

Under Cabinet Remote Control Lighting

Palladium Window Kitchen Door

Original Shiplap

**MUDROOM**: New Updated Lighting.

**DINING ROOM:**

Wood Floors

Ceiling Fan

Wood Stove

New Paint

Floor to Ceiling Windows for Natural Light

**LIVING ROOM:**

Wood Floors

Ceiling Fan

New Paint

Fireplace with Antique Mantle

Marble Floor on Fireplace

Floor to Ceiling Windows for Natural Light

**HALLWAY:**

Wood Floors

Antique Light Fixture

Original Antique Wood Door and Screen Door

New Paint

Leads to Guest Bath and Master on Main

**GUEST BATHROOM:**

New Wood Floors

New Shower and Tub.

New Plumbing Fixtures

New Vanity and Sink

Updated Lighting Fixtures

Vent Fan

New Paint

Barn Style Door with Floor to Ceiling Mirror

**MASTER BEDROOM:**

Antique Door with Glass Knobs

New Carpet

New Paint

New Ceiling Fan

Fireplace with all wood panel, Cedar Antique Mantle

Floor to Ceiling Windows

**MASTER BATH:**

All Tile Shower with New Plumbing Fixtures, Lighting and Vanity

New Floor

Linen Closet

Floor to Ceiling Mirror

Hamper

Vent Fan

New Toilet

**UPPER LEVEL:**

Wooden staircase to upper level and loft. Beautiful antique stair fixture with stained glass

New Carpet, Ceiling Fans, Updated Lighting

Exposed Solid Wood Beams are Repurposed From Old Barn on Property

Two Skylights that open

New Paint

Look up to third level/loft

18′ Ceiling

Extra Shelving and Space for Books, Entertainment Center

**LOFT:**

New Carpet

New Paint

Two Skylights that open

20 x 20 Office Space, Playroom or Possible Additional Bedroom

Floor closes for safety

Loft rail comes out to move furniture in

Easy attic access

**BEDROOM # 2:**

New Floors

New Paint

New Lighting

Double Folding Closet Doors

Window Seating

Window Views to Pastures

**BEDROOM# 3:**

New Floors

New Paint

New Lighting

Double Folding Closet Doors

Window Seating

Window Views to Pastures

**BATHROOM #3:**

Updated Shower and Vanity with New Sink and Plumbing Fixtures

New Paint

New Tile Backsplash

Pocket Door

Vent Fan

Window Seat

**OUTBUILDINGS:**

Great Building for Contractor, Home Business, Warehouse Climate Controlled

2000 SF

Office 225 SF with Heat and Air

One Double Garage: 20X35

One Single Garage: 10X35

Electric Openers

Bathroom in Single Car Garage

Electric and Water

Piped for Air Compressor

**BARN:**

1050 SF

Four Stall Barn with Tack Room and Storage

Double Barn Doors

Lighting and Water

New Roof, Concrete Floors with Rubber Mats. Was old dairy barn, easy clean

Several Small Pens for Fowl. Overhead Cover in Rear of Barn for Safety

Pasture is fenced with 2-Stall Pole Barn.

Large Fenced Lighted Horse Training Ring/Arena

City Water, Gas, Electric, Septic

**NEIGHBORHOOD AMENITIES:**

A great place to live, work and play! One of the many benefits is award-winning parks and leisure activities offering a never-ending source of fun activities any time of year. From a stroll on a trail, to playing a sport, to a fitness or pottery class, there is something for everyone at Gwinnett County Park & Recreation!

Many parks feature lovely views of woodlands, lakes, meadows, streams and gently rolling hills. The parks include several historic sites and museums to help you explore the past and enjoy Gwinnett County history. On an average day, the community recreation centers are filled with a multitude of activities and events for infants to senior citizens.

Year-round recreation classes, special events, summer day camps, skate complexes, leisure activities, art classes, swimming pools, tennis courts, disc golf courses, sports fields, and much more!

Gwinnett/Walton County Line

**Harbins Park** across the street through Wood Hill Subdivision

2995 Luke Edwards Road

Dacula

770-822-8840

**Providence Golf Course** - 3.5 miles

656 Providence Club Drive, Monroe

770-471-3233

**Bay Creek Park**

175 Ozora Rd, Loganville - 10 miles

**Georgia International Horse Park** – 23 miles

1996 Centennial Olympic Pkwy NE, Conyers

770-860-4190

**University of Georgia** – Athens – 25 miles

405 College Station Rd, Athens, GA