

FOR SALE



House

(+/- 3,326 sqft + partial finished basement)

**situated on a
+/- 33.35-acre tract**

(SERVED BY FIBER OPTIC HIGH-SPEED INTERNET)

518 Pea Ridge Road
Eatonton, Georgia
Putnam County

LIST PRICE: \$875,000
(Shown by Appointment Only)

CONTACT INFORMATION:

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Jackson Realty
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316 North Broad Street
Monroe, GA 30655
www.JacksonRealtySellsGA.com

SUMMARY DESCRIPTION

Address: 518 Pea Ridge Rd, Eatonton, Putnam County, Georgia

Tax parcel #: 090 018001 001 & 090 018001

Site area: +/- 33.35 acres

Utilities: High-speed internet (provided by Tri-Co EMC Go),
electric (provided by Tri-Co EMC), & phone (ATT)

Location: Located in an unincorporated section of Putnam County, Georgia, approximately 5 miles southeast of the city of Eatonton, 4 miles west of Lake Sinclair, 8 miles southwest of Lake Oconee, and 3 miles east of U.S. Hwy 441.

Design of dwelling:

1.5-story, cape-cod, single-family dwelling with partially finished basement. (3) bedrooms, (4) full-bathrooms, and (1) half-bathroom. Master bedroom on the main level. Partially finished basement with a full bathroom and multi-purpose area (potential additional bedroom)

Size of dwelling:

Total finished area: 4,083 sqft, divided as follows:

Total (above ground) gross living area: +/- 3,326 sqft,
divided as follows:

Main level: +/- 1,977 sqft

Second level: +/- 1,349 sqft

Basement area: +/- 2,017 sqft, divided as follows:

Finished area: +/- 757 sqft

Unfinished area: +/- 1,260 sqft

****All square footage areas are estimates -Buyer responsible for verification****

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SUMMARY DESCRIPTION, continued

Total number of bathrooms: 4 full and 1 half, divided as follows:

Main level: Master bathroom & 1 half bath

Second level: Two full bathrooms

Basement level: One full bathroom

Age of construction: 2008

Attached parking: 2 car attached garage with electric openers

Porch areas: +/- 310-sqft front porch & +/- 350-sqft rear porch

Exterior: Concrete lap siding

Dwelling special features: The master bedroom is situated on the main level of the dwelling unit and is served by a master bathroom. The master bathroom contains (2) sinks, an upgrade garden tub, an upgrade independent shower unit, and ceramic tile flooring. The 2nd level contains (2) bedrooms that are each served by an independent bathrooms and large closets. The dwelling contains many upgrade features including 9-ft ceilings on the main level, a 2-story vaulted ceiling in the kitchen/breakfast area, wide wood casing/base, and extensive crown molding. The house contains solid sand-and-finish hardwood flooring in the foyer, hallways, kitchen/breakfast area, dining room, and family room on the main level, and the hallways and stairways on the second level. The family room contains a gas-log fireplace with a stacked-stone hearth. The kitchen area contains granite countertops, upgrade stained cabinets, a center granite-top island, and upgrade appliances including a double oven and separate stovetop. The basement area contains +/- 757 square feet and is divided into a

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SUMMARY DESCRIPTION, continued

recreational/family room (or potential bedroom) area, a break/kitchen/bar area with a sink, and a full bathroom including a tub/shower unit. The basement area is directly accessible to the exterior. The exterior of the dwelling is enclosed by concrete lap siding. Each level, including the basement level, contains an independent heating and cooling system.

Site special features: The site contains +/- 33.35 acres and is heavily wooded with a mixture of mature hardwood forests with a few pine-tree forests. The site contains many woods-trails throughout the forested site for recreation. The site contains a moderately rolling topography with good aesthetic appeal and will support a variety of potential recreational activities including hunting.

The dwelling is surrounded by upgrade landscaping. The rear yard is fenced by decorative-black chain-link fencing (+/- 0.25 of an acre). The dwelling unit is situated on the +/- 33.35-acre tract of land to provide maximum privacy and is served by a +/- 1,300-foot-long concrete/gravel driveway and concrete parking area.

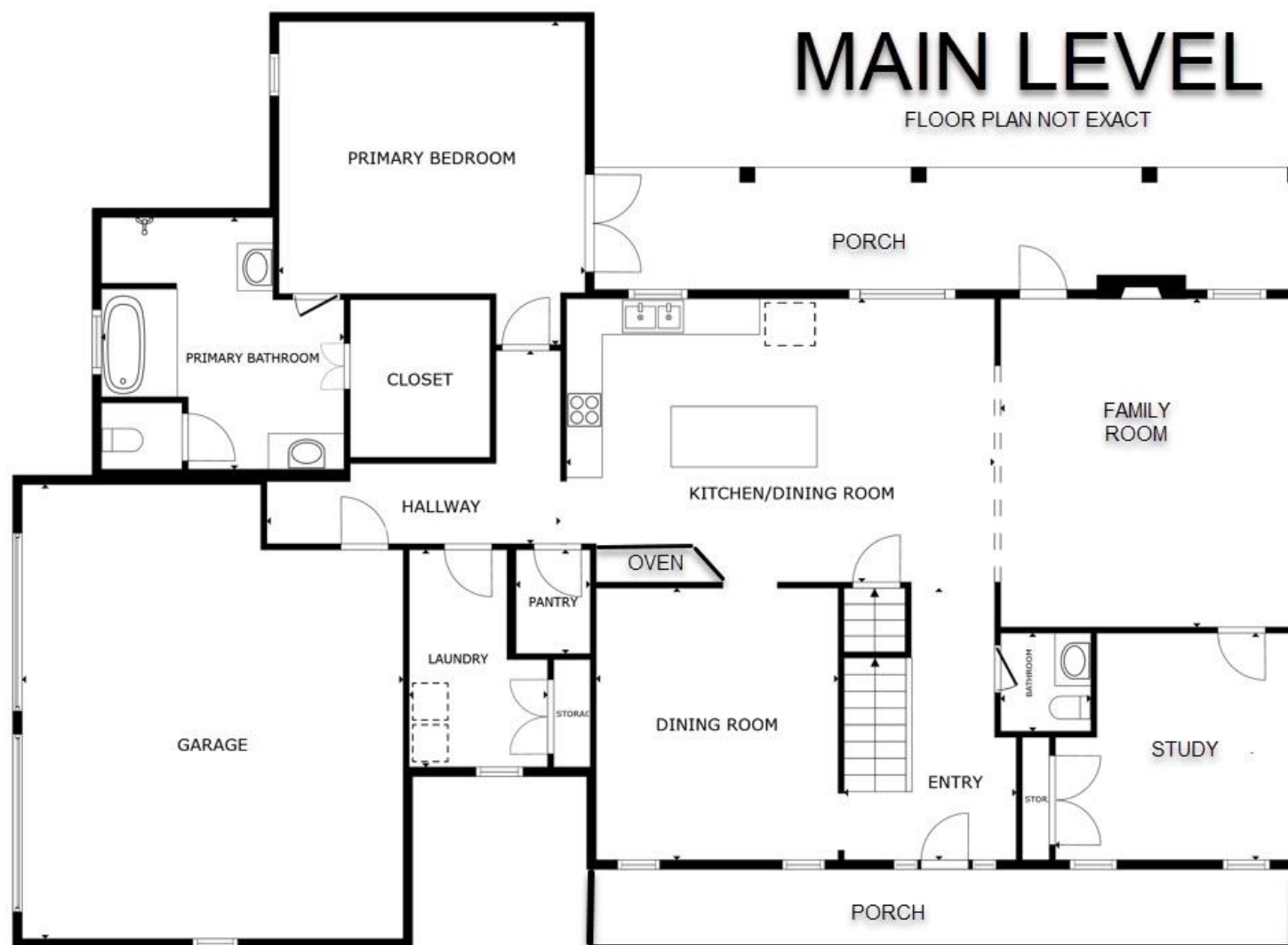
Available documents upon request: Photographs, interactive photograph interior tour, legal description, and seller's disclosure statement

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FLOOR PLAN (518 PEA RIDGE RD, EATONTON, GA)



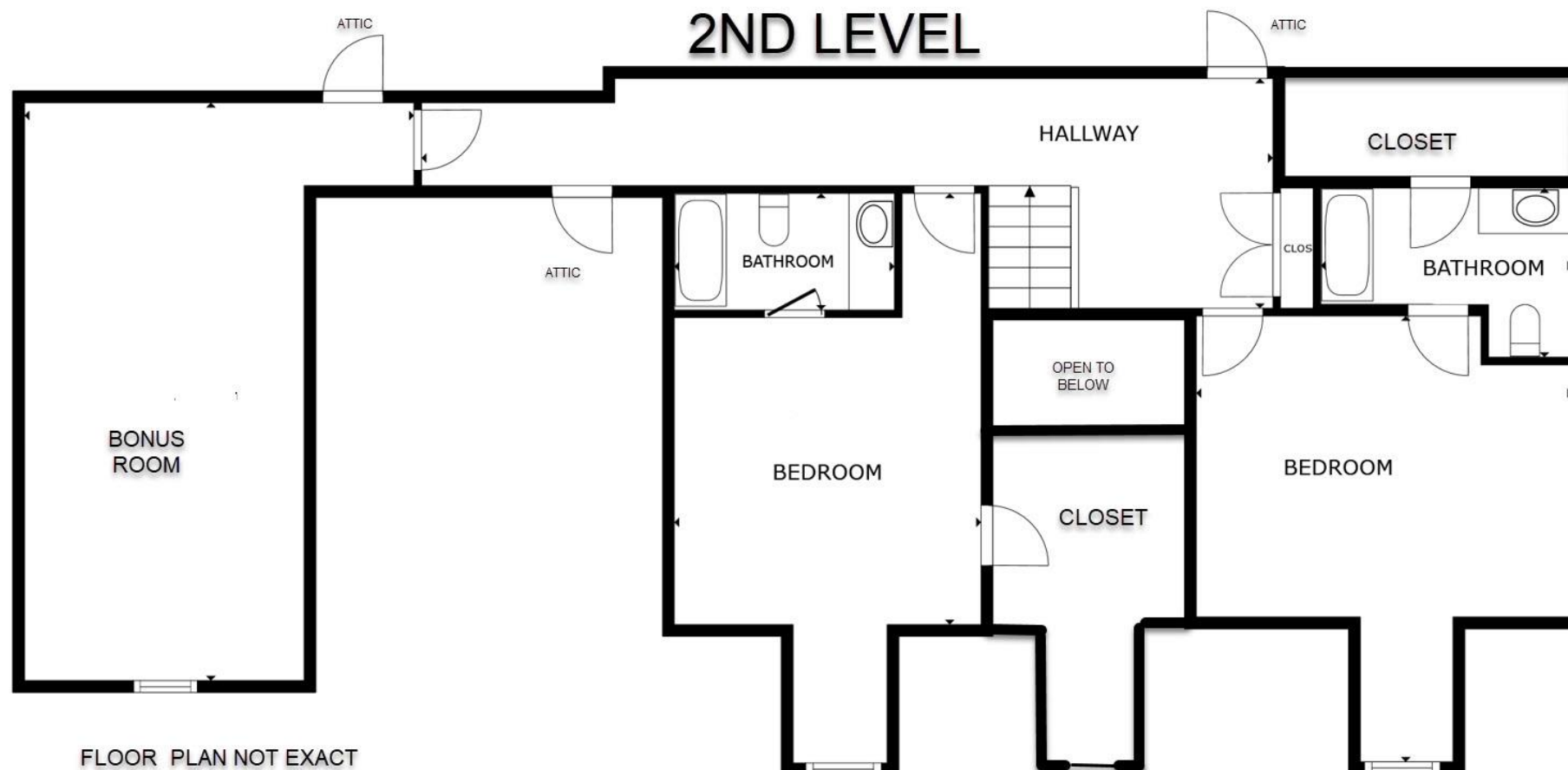
FLOOR PLAN IS NOT EXACT – INTENDED ONLY TO SHOW GENERAL UTILITY OF DWELLING

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FLOOR PLAN, continued
518 PEA RIDGE RD, EATONTON, GA
2ND LEVEL



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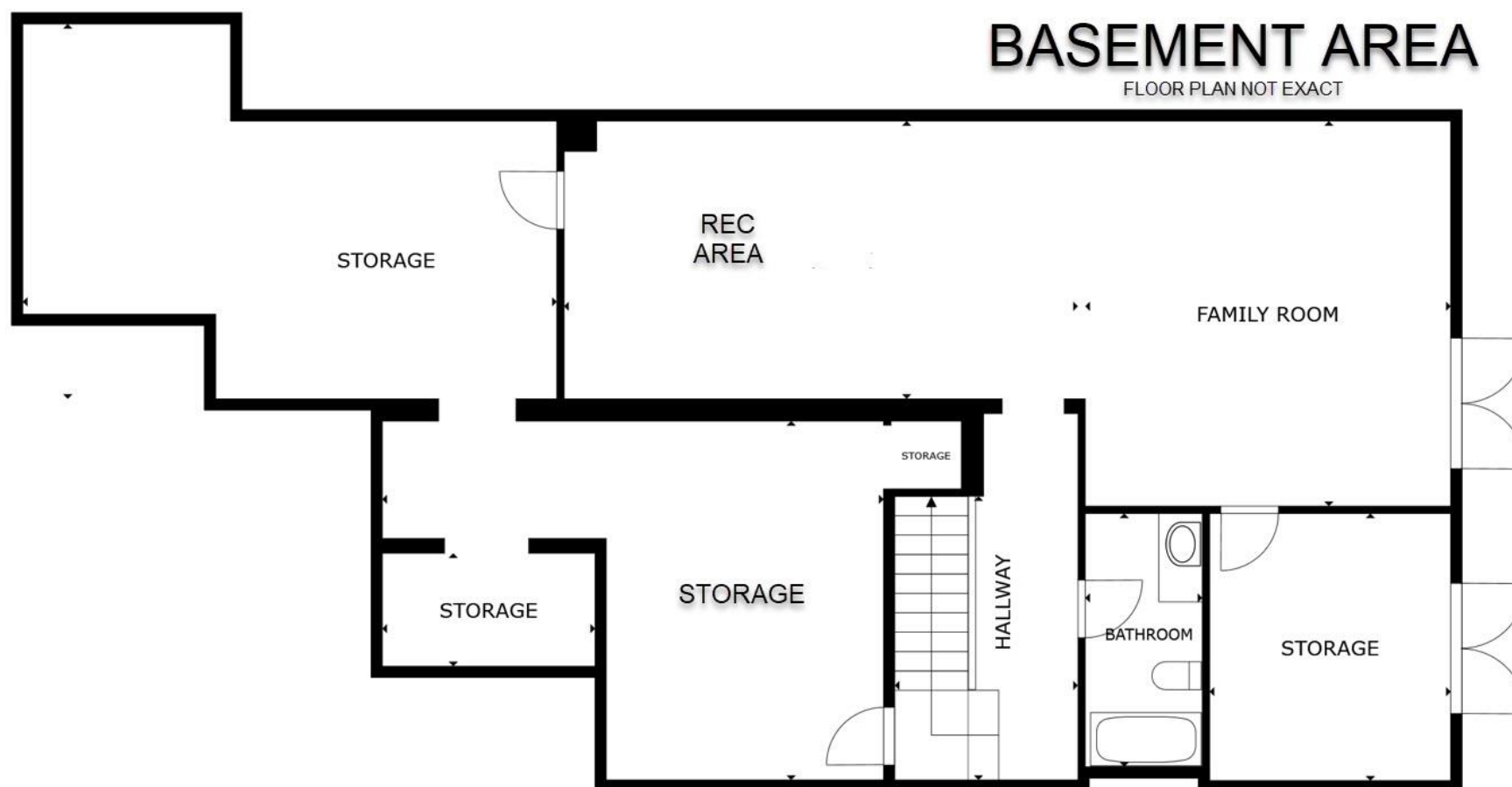
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FLOOR PLAN, continued
518 PEA RIDGE RD, EATONTON, GA

BASEMENT AREA

FLOOR PLAN NOT EXACT



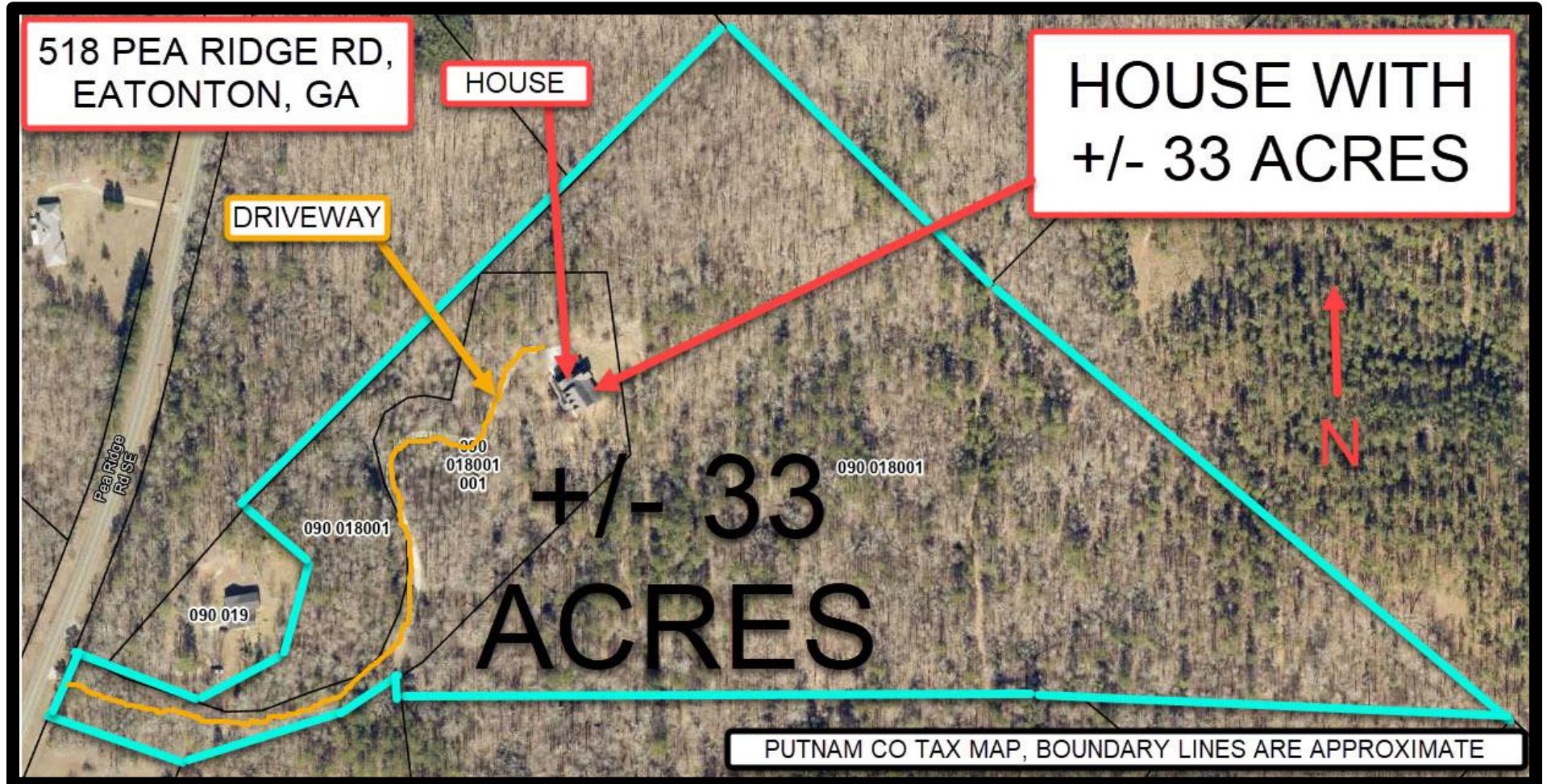
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PROPERTY TAX PLAT

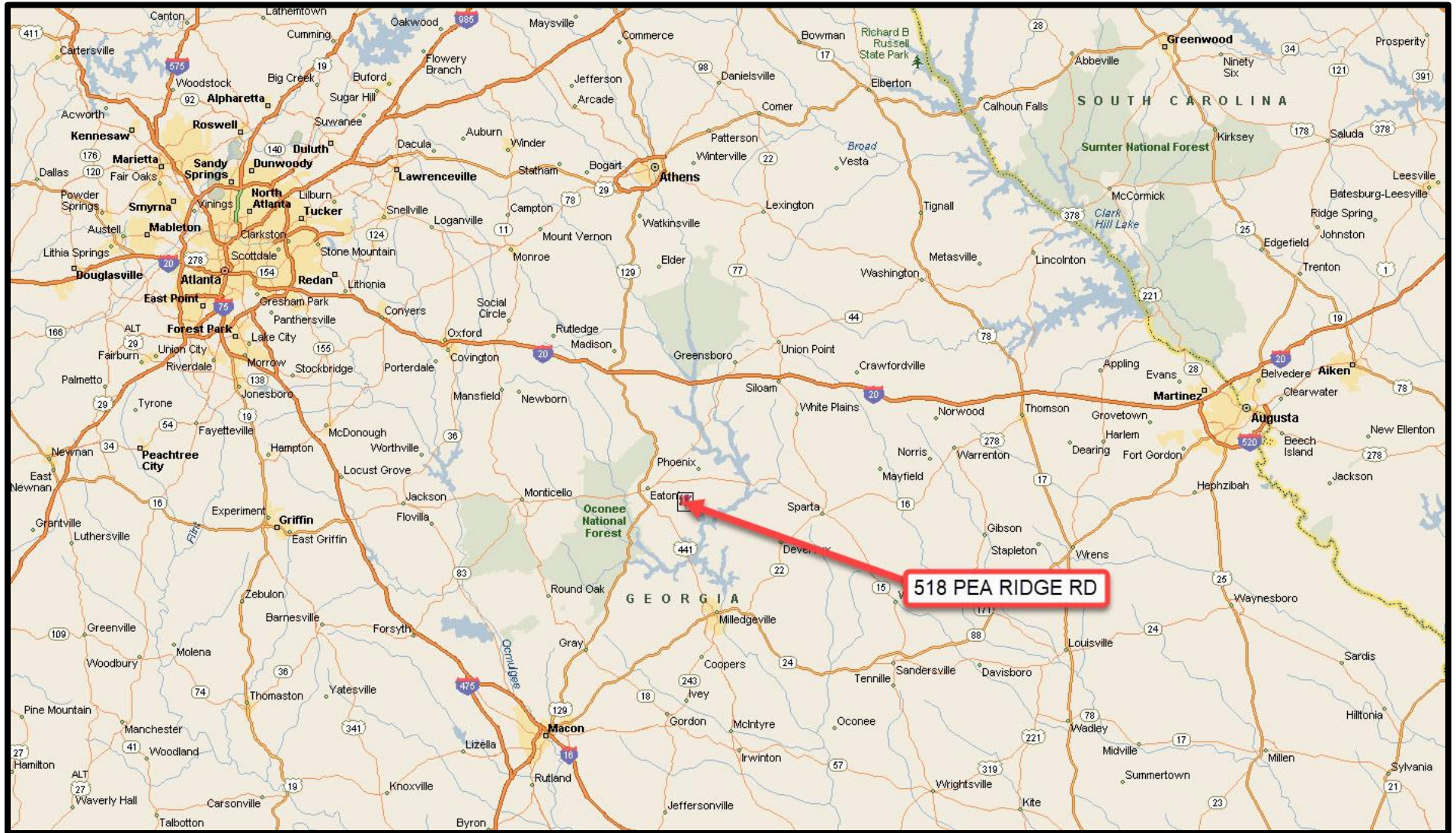


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REGIONAL MAP



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PHOTOGRAPHS -518 Pea Ridge Rd, Eatonton, Georgia



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PHOTOGRAPHS -518 Pea Ridge Rd, Eatonton, Georgia



FRONT VIEW



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REAR VIEW



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PHOTOGRAPHS -518 Pea Ridge Rd, Eatonton, Georgia



FRONT VIEW



SIDE VIEW

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