

368 LONG BRANCH CROSSING

FOR SALE BY OWNER

\$259,000 (*price reduced on May 9, 2009*)

ONE-STORY HOME WITH EXTRA-LARGE BASEMENT. CUSTOM BUILT IN 2000. HAS 2,450 SQ FT ON FIRST FLOOR & OVER 2,000 SQ FT IN BASEMENT. 3-CAR GARAGE W / ALCOVE FOR FREEZER. ALL ON A ONE ACRE, CORNER PARCEL IN A QUIET SUB-DIVISION.

-THREE BEDROOMS (SPLIT DESIGN)

-MASTER BEDROOM HAS CEILING FAN, TRAYED CEILING AND CEILING MOUNTED TV STAND

-TWO FULL BATHS UPSTAIRS AND ONE FULL BATH IN BASEMENT

-MASTER BATH HAS JACUZZI TUB, WALK-IN SHOWER, HIS & HERS DOUBLE VANITY AND TILED FLOOR

-EXTRA LARGE CLOTHES CLOSET OFF MASTER BATH WITH BUILT-IN SHELVING

-GUEST BATH HAS TUB-SHOWER COMBINATION AND TILED FLOOR

-LIVING ROOM WITH CATHEDRAL CEILING AND SEE-THROUGH GAS-LOG FIREPLACE & ORNATE MANTEL

-SUN ROOM HAS SURROUNDING WINDOWS W/SHADES, SEE-THROUGH FIRE PLACE W/ORNATE MANTEL, LOW E GLASS AND CATHEDRAL CEILING

-FORMAL DINING ROOM WITH MODIFIED CATHEDRAL CEILING & CHANDELIER

-PLENTY OF CABINET STORAGE AND COUNTER-TOP SPACE IN KITCHEN WITH SUPPLEMENTAL PANTRY IN UTILITY ROOM

-EXQUISITE WHITE MAPLE CABINETS IN KITCHEN AND BATHROOMS WITH CORIAN COUNTERTOPS

-BUILT-IN MICROWAVE OVEN, DISHWASHER, AND STAINLESS RANGE INCLUDED

-BREAKFAST NOOK W/SLIDING DOOR TO PATIO

-TWO STORAGE/COAT CLOSETS AND CHANDELIER IN FOYER

-CEILING FAN IN LIVING ROOM, KITCHEN, SUNROOM AND THREE BEDROOMS

-COMPUTER ROOM W/ELECTRICAL & PHONE OUTLETS

-UTILITY ROOM W/SINK, WASHER/DRYER HOOK-UPS AND CABINETS

-BASEMENT HAS LARGE FINISHED FAMILY ROOM, HUGE EXERCISE/STORAGE ROOM, WORKSHOP AND BATH WITH WALK-IN SHOWER, STOOL & VANITY

- 75 GALLON PROPANE, HOT WATER HEATER
- GARAGE DOOR OPENERS (2) AND OUTSIDE CODED KEYPAD
- YARD & GARDEN TOOL HANGING STORAGE RACKS IN GARAGE AND BASEMENT STORAGE ROOM
- CARPETED, TILED & HARDWOOD FLOORS ON MAIN LEVEL. CARPET, TILE & CONCRETE IN BASEMENT
- HIGH EFFICIENCY HEAT PUMP SYSTEM FOR HEATING AND COOLING
- UNDERGROUND PROPANE TANK (325 GAL.)
- WHOLE-HOUSE ATTIC FAN
- WHOLE-HOUSE WATER FILTER SYSTEM
- GUTTER SCREENS AND UNDERGROUND DRAINAGE SYSTEM
- OUTSIDE FLOOD LIGHTS AT REAR OF HOUSE AND DECORATIVE LAMPS IN FRONT
- DIVERSIFIED LANDSCAPING
- LANDSCAPE CURBING
- BRICK PAVED PATIO W/ROSE BUSHES, JAPANESE RED MAPLE TREE AND OTHER SHRUBS -- IMPRESSIVE
- 6 INCH WELL WITH EXCELLENT WATER (QUALITY & QUANTITY)
- ARCHITECTURAL ROOF SHINGLES
- TYVEC INSTALLED UNDER SIDING TO REDUCE AIR INFILTRATION
- HIGH-END INTERIOR TRIM
- OPERATOR'S MANUAL FOR APPLIANCES, HVAC SYSTEM, WATER HEATER, GAS LOG, JACUZZI, RANGE, DISHWASHER, SLIDING DOORS, GARAGE DOORS, OPENERS, ETC
- PROPERTY TAXES (2004) \$1,593.28 WITH HOMESTEAD EXEMPTION. TAXES FURTHER REDUCED WHEN OWNER TURNS 70
- CLEAR TITLE
- 25 MINUTES OR LESS FROM OUTLET MALL, SUPER WAL-MART, HOME DEPOT, AND SEVERAL RESTAURANTS
- 1 HOUR TO NORTH ATLANTA
- 1 HOUR 15 MINUTES FROM DOWNTOWN ATLANTA

CONTACT OWNERS: MARVIN & ANDRIETTE BACK
(706) 864-7615

PROPERTY LOCATED AT 368 LONG BRANCH CROSSING,
DAHLONEGA, GEORGIA 30533