

"1 1/2 Story Traditional Brick Front Home on Approximately .82 Acres"



- Dramatic 2 Story Open Foyer w/Staircase to 2nd Level
- Formal Dining Room w/Arched Entry
- Great Room w/Fireplace & Vaulted Ceiling
- Gourmet Kitchen w/Custom Marble Countertops
- Split Bedroom Plan w/Master & Guest Suite on Main
- Elegant Master Suite w/Block Windows & Jetted Tub
- Total 5 Bedrooms & 3 Full Baths w/Glass Doors
- 2 Car Garage w/Side/Rear Entry & Extra Wide Driveway

165 Barrington Grange Drive, Sharpsburg, Georgia

\$236,900

SCHOOLS: Thomas Crossroads Elementary, E.G. Arnall Middle, Northgate High

Barrington Farms Subdivision Offers This 1 1/2 Story Traditional Brick Front Home w/Split Bedroom Plan on Approximately .82 Acres Built by Wedgewood Custom Builder in 1999. **MAIN LEVEL:** Beautiful Entrance Enhanced by Landscaping, Columns, Porch, & Mahogany Door Opens to Dramatic 2 Story Foyer w/Sidelight & Palladium Windows, Hardwood Floor, & Winding Staircase Leading to Upper Level, Coat Closet. Arched Entry Leads to Elegant Formal Dining Room w/Mirrored Wall, Chandelier, Crown Molding & Chair Rail, Arches Leave Formal Dining Room Leading into Great Room. The Great Room has Vaulted Ceiling, Recessed Lighting, Fireplace w/Custom Mantle & Tile Surround, French Doors Open to Patio Overlooking Private Backyard. Gourmet Kitchen w/Custom Solid Surface Marble Countertops & White Custom Cabinetry, Equipped w/Upgraded Appliances to Include Maytag Smooth Cooktop Stove & Maytag Built-In Microwave, Maytag Dishwasher, Icemaker Line, Breakfast Area w/Bay Window, Breakfast Bar, & Pantry. Laundry Room w/Broom Closet off Kitchen. Split Bedroom w/Master & Guest Suite on Main. Oversized Master Suite w/Double Trey Ceiling, Recessed Lighting, Ceiling Fan, Master Bath has Block Windows, Jetted Tub, Dual Marble Vanities, Vaulted Ceiling, Tile Floor, Water Closet & Large Walk-In Closet. Guest Suite w/Large Closet, Tub/Shower w/Glass Doors & Water Closet. 2 Car Garage Side/Rear Entry w/Automatic Door & Extra Wide Driveway. **UPPER LEVEL:** 1/2 Wall Overlooks Great Room Below. Bedrooms 3 & 4 w/Walk-In Closets, Share Jack & Jill Bath w/Dual Vanities & Tile Floor. Bedroom 5 has Walk-In Closet. Linen Closet in Hall. **SPECIAL AMENITIES:** Park, Playground, Street Lights, Sidewalks, Underground Utilities, Neighborhood Association. **ADDITIONAL FEATURES:** Entire House Interior Freshly Painted, Trey Ceilings, Vaulted Ceilings, 9 Ft + Ceilings, Hardwood Floors Ceiling Fans Throughout, Sprinkler System, April Aire Humidifier w/Separate Control, Wireless Security System, Smoke/Alarm Detector, Entire Yard is Sodded, Additional Storage off 3rd Bedroom into Attic. Upgrades Include: Extra Wide Driveway & Patio, Additional Outdoor Lantern on Front Porch, Glass Sliders on Bath Tubs, American Standard Commodes, Great Room Wired for Surround Sound, Landscaping, Carpet, Tile Floor in Kitchen, Keeping Room, Wireless Security System. HSA One-Year Warranty Provided at Closing.; Wireless Security System.

Wendy Greene

Realtor

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If your property is listed with a broker, this is not an inducement to list your property.

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