

***“2 Story Colonial Brick (3 Sides) w/Vinyl Accents  
w/Approximately 2,422 Square Feet on .70 Acres”***





***20 Wentworth Way, Newnan, Georgia 30265  
“New Price” \$269,900***

- 2 Story Foyer w/Chandelier & Winding Stairs to 2nd Level
- Formal Dining Room w/Elegant Chandelier, Crown Molding
- Formal Living Room w/Crown Molding, 2” Plantation Blinds
- Great Room w/Open Floor Plan, Marble Surround Fireplace
- Gourmet Kitchen w/Custom 42” White Cabinetry
- Master Suite w/Double Trey Ceiling w/Designer Accents
- Total 4 Bedrooms, 2 1/2 Baths
- 2 Car Side Rear Entry Garage, Room w/Door for Storage

**SCHOOLS:** Welch Elementary, E G Arnall Middle, East Coweta High

The Wentworth Subdivision Offers this 2 Story Colonial Brick (3 Sides) w/Vinyl Accents w/Approximately 2,422 Square Feet on .70 Acres Built in 1998 w/Effective Age of 2 Years. **MAIN LEVEL:** Rocking Chair Front Porch w/White Rails & Columns, Black Shutters, Black Door w/Sidelights. **Dramatic 2 Story Foyer** w/Winding Stairs to 2<sup>nd</sup> Level Landing, Elegant Chandelier, Hardwood Floor. **Hall** Closet Under Stairs for Storage, **Coat Closet**. **Powder Room** w/Pedestal Sink & Ceramic Tile Floor. Door Leads to **2 Car Side Rear Entry Garage** & Room w/Door for Extra Storage. **Formal Dining Room** w/Elegant Chandelier, Crown Molding, Chair Rail Molding, 2 Windows Face Front, 2” Plantation Blinds, Carpet. **Formal Living Room** w/Crown Molding, 2 Windows Overlook Front w/2” Plantation Blinds, Light Fixture w/Rope Design, Carpet. **Great Room** w/Open Floor Plan, Crown Molding, Ceiling Fan/Light, Marble Surround Fireplace w/Custom Mantle & Gas Starter, “Wall of Windows” Overlooks Back, 2” Plantation Blinds, Carpet. Keeping Room Opens to Kitchen. **Keeping Room** w/Chandelier, French Door Opens to Patio, 2” Plantation Blinds, Transom Window, “Wall of Windows.” **Gourmet Kitchen** w/Custom 42” White Cabinetry, Corian Countertops w/Built-In Sink, Breakfast Bar, Hardwood Floor, 2” Plantation Blinds, Pantry, All Whirlpool Appliances: Gas Oven/Range, Dishwasher, Built-In Microwave. **UPPER LEVEL:** **Master Suite** w/Double Trey Ceiling w/Designer Accents, Vaulted Ceiling, Ceiling Fan/Light, Crown Molding, 2” Plantation Blinds. **Master Bath** w/Vaulted Ceiling, Dual His & Her Vanities, Jetted Tub w/Cultured Marble Surround, Separate Marble Shower, Walk-In Closet, Water Closet. **Bedroom 2** w/Vaulted Ceiling, 2 Windows Face Front, 2” Plantation Blinds, Ceiling Fan/Light, Walk-In Closet. **Bedroom 3** Faces Back, Walk-In Closet. **Linen Closet** in Hall. **Full Bath** in Hall w/Marble Countertop, Designer Painted Wall Accents. Walk-In **Laundry Room** w/3 Lights & Shelving. **Bedroom 4** w/2 Sets of Windows Overlooks Front & Side, Ceiling Fan/Light, Walk-In Closet, Access Door Opens to Roofline Allows for Additional Storage. **SPECIAL FEATURES:** 2” Plantation Blinds Throughout, Smooth Ceilings Throughout. **AMENITIES:** Underground Utilities. HSA One Year Warranty Provided @ Closing For the New Buyer. Call Wendy Greene For E-Z Appointment.

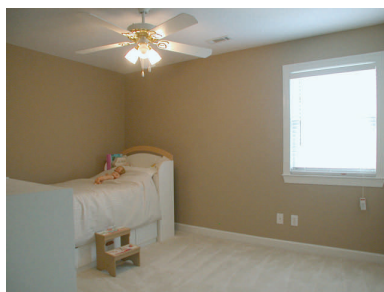
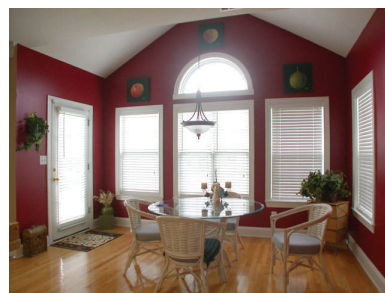
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inducement to list your property.



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