

***“Ranch Home w/Full Finished Basement on 6.138 Acres in Great Sharpsburg Area Location w/Effective Age of 10 Years, New Roof 2009, Brick-Surround Fireplace, 3 Bedrooms, 2 Full Baths, 12” Center Joist Construction, Drilled 400-Foot Deep Well, Porches, 2 Patios, More!”***



***465 Little Road, Sharpsburg, GA 30277***  
***\$194,900***

- Ranch Home w/Front Porch, Screened Back Porch & Full Basement on 6.138 Acres in Great Sharpsburg Area Location
- Foyer; Great Room w/Fireplace w/Brick Surround; Bonus Room
- Dining Area w/Ceiling Fan & Light, Bay Window
- Kitchen w/ Custom Cabinetry, Breakfast Bar, Under-Counter Lighting, Stainless Steel Double Sink, Walk-In Pantry
- Master Suite on Main Level w/Ceiling Fan, Walk-In Closet, Whirlpool Bath, Separate Shower
- 2 Additional Bedrooms and Full Bath on Main Level
- Full Finished Basement w/Exercise Room & Family Room/Office
- New Roof 2009; 12” Center Joist Construction; Attached 2-Car Garage w/Automatic Doors; Drilled 400 Foot Deep Well; 2 Patios

**SCHOOLS:** Poplar Road Elementary, Lee Middle, East Coweta High

**Ranch Home w/Approximately 1,995 Square Feet Plus Approximately 1,788 Square Feet in Full Finished Basement on 6.138 Acres in Great Sharpsburg Area Location, Built in 1988 w/Effective Age of 10 Years. INTERIOR FEATURES:** Foyer Entrance, Great Room w/Ceiling Fan & Fireplace w/Brick Surround & Woodstove Insert; Bonus Room; Dining Area w/Ceiling Fan & Light, Bay Window w/View of Private Back Yard; Kitchen w/Custom Cabinetry, Breakfast Bar, Under-Counter Lighting, Stainless Steel Double Sink, Dishwasher, Range/Oven, Refrigerator, Walk-In Pantry; Laundry Room; Master Suite on Main Level w/Ceiling Fan & Light, Walk-In Closet, Whirlpool Bath, Separate Shower; Additional 2 Bedrooms and Full Bath on Main Level; Full Finished Concrete Basement w/Exercise Room, Family Room/Office, Workshop, Inside & Outside Entrances; Attached Kitchen-Level Side Entry 2-Car Garage w/Automatic Doors; **EXTERIOR FEATURES:** Rocking Chair Front Porch; Garden Area; Patio; Outbuilding; Large Screened Back Porch; Covered Patio; Drilled 400-Foot Deep Well; New Roof in 2009; **ADDITIONAL FEATURES AND AMENITIES INCLUDE:** Whole House Attic Fan; 9-Foot Plus Ceilings; Double Pane Windows; Wall-to-Wall Carpet; 12” Center Joist Construction; Roof Vent Fans; Septic Tank; Underground Utilities. HSA Warranty Available at Closing. Call Wendy for E-Z Appointment.

**Wendy Greene**  
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***"465 Little Road, Sharpsburg, GA 30277"***



**Front & Side**



**Great Room**



**Fireplace**



**Dining**



**Kitchen**



**Master Bedroom**



**Master Bath**



**Whirlpool Bath**



**Bedroom**



**Bath**



**Bedroom**



**Screened Porch**



**Family Room/Office  
Finished Basement**



**Finished Basement  
Exercise Room**



**Back**

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