



BUY HOME FROM OWNER



New!

\$235,000



Address

42 Winchester Road, Waverly, Georgia, 31565

ABOUT HOME

*New Construction - built by Golden Isles Construction, Inc.
2,076 Sq Ft heated area, 3 BR, 2 Bath plus a large upstairs bonus room*

Roofing:

- Â· 8/12 and 12/12 pitch roofs
- Â· 30 year Timberline shingles with ridge vents

Framing:

- Â· 16 inch on center throughout
- Â· Hurricane tie-down cables on each side of windows and exterior doors, plus no more than 5 feet apart on exterior walls
- Â· Hurricane tie-down cables installed inside all Perma-cast porch columns
- Â· Galvanized anchor bolts installed every 18 inches on exterior wall bottom plates including garage area.

Foundation:

- Â· Steel reinforced concrete footing
- Â· Cement block foundation walls (four blocks high) with vertical steel reinforcement rods
- Â· Cement slab with fiber reinforcement

Exterior:

- Â· Vinyl siding and eaves with aluminum covered fascia
- Â· Perma-cast porch columns
- Â· Clamshell tabby tile on front and back porch floors and steps
- Â· Clamshell tabby over foundation walls

Garage:

- Â· Double garage with single reinforced door (wind load rating more than 100 mph)
- Â· Electric door opener (belt drive for reduced noise) with wall mounted control and two remotes
- Â· Concrete driveway from street

Utilities:

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- Â· Community water system
- Â· Septic tank sewage system
- Â· All electric appliances
- Â· 120 gallon propane gas tank (installed below ground) w/100 gallons of gas
- Â· Pre-wired for phones and cable service
- Â· Two separate HVAC units
- Â· Central vacuum system throughout with vacu-sweep inlet in kitchen
- Â· Motion detector and flood lights around perimeter of house

Interior flooring:

- Â· Hardwood floors in living room, dining room and hallway
- Â· Ceramic tile in kitchen, breakfast area, laundry room and bathrooms
- Â· Carpet in bedrooms and bonus room

Living room:

- Â· Double step-up ceiling (9 ft to 14 ft)
- Â· Crown molding and indirect lighting, plus four can lights and a ceiling fan w/light
- Â· Fireplace with blower and remote controlled gas
- Â· A recessed wall cabinet for a TV or entertainment center

Kitchen:

- Â· Custom built cabinets and breakfast bar with solid surface counter tops
- Â· Double door refrigerator with exterior water and ice dispenser
- Â· Slide in range with electronic controls and glass top burners
- Â· Dishwasher and double bowl sink.

Master bedroom

- Â· Step-up ceiling (9 ft to 10 ft) with indirect lighting and ceiling fan w/light
- Â· Large sitting area and large walk in closet
- Â· Master bath with custom-built vanity and cultured marble sinks
- Â· A 72" whirlpool tub, separate shower and separate toilet closet.

Two guest bedrooms:

- Â· Double door closets with ample shelving and hanger space
- Â· Ceiling fan w/lights

Bonus room:

- Â· Large storage room with shelves and hanger space
- Â· Two attic access doors (solid core doors with seal) that allows additional storage space
- Â· Large window plus a dormer with window
- Â· Ceiling fan w/light

PROPERTY DETAILS

Sq. Footage: 2076
of Floors: 2
of Bedrooms: 3
of Bathrooms: 2
Year Built: 2005

If you like this house, call its owner by telephone (912)269-5560 or leave him message. With him you may on all agree. Without go-betweens. Without comission.

Contact Information

Contact: Jim Wainright
Phone: (912)269-5560
Phone: (912)265-2405

Email:

All information is deemed reliable but is not guaranteed and should be independently verified.

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