

1933 Worley Creek Road, Lakemont, GA 30552

Exterior Home Features

- 2.5 story stick built home constructed in 2006 by custom home builder on 10 acres in valley
- 3 bedrooms, 2.5 baths (main level) and 2 bedrooms, 2 baths on terrace level, 1 bedroom and 1 bath in barn apartment
- Repainted in 2016 with Benjamin Moore stain
- Separate 1-2 car garage with pegboard lining and waterproofed interior walls (built in 2016)
- Wraparound porches on 2 sides of terrace (tin ceiling) and main levels
- Screened porch with slate flooring off terrace and main level master bedroom
- Handicap ramp on mail level
- Gravel and concrete driveway
- Decorative retaining walls
- Exterior main entry with slate flooring and stacked rock columns
- Terrace level with three open sides suitable for in-law suite or rental apartment
- Wired for hot tub on mail level decking with additional decking support
- Lots of Marvin cottage-style windows to view wooded lot and pastures (fold down for easy cleaning)
- Whole house generator wired to upper and terrace levels
- Rear property line adjoins thousands of US National Forest Service acres
- Both neighbors have multiple acreage farms
- 1 mile to gravel county-maintained road access
- Internet access to house and barn (currently via Windstream)
- Three zone HVAC for terrace, main and loft levels

Interior Home Features

- Main and Loft Level
- Pine walls (2"x6") and beadboard ceilings, blown in insulation (extra insulation in floor between terrace and main levels)

- Sheetrock with lace finish in loft guest bedrooms
- Cathedral ceiling in open dining, living room with overhead can lighting
- Distressed wood floors in dining, living, stair and loft landing
- Porcelain tile in foyer
- Porcelain tile in kitchen (heated), porcelain countertop, porcelain backsplash, under-counter lighting and marble wall medallion over Jenn-Air stove with grill, new dishwasher
- Granite flooring (heated) in laundry room with granite countertop storage and under-counter lighting, Maytag washer & dryer, additional cabinetry storage
- Carpet in master bedroom (seller allowance for replacement), upstairs loft and two loft guest bedrooms (seller can pay for carpet stretching)
- Walk-in master bedroom closet, double closet in loft guest bedroom
- Porcelain tile on master bathroom floor (heated) and floor to ceiling tile walls with pine beadboard ceiling, travertine countertops with stone sinks
- Double shower heads in master bathroom, large soaker tub
- Porcelain tile flooring in loft bathroom (heated) with wainscot and tub surround, granite countertop with stone sink
- Stacked stone wall in living room with wood stove (Vermont Casting w/catalytic converter)
- Custom pine log handrails and loft supports
- Double stone sinks in main level master bathroom and single stone sink in loft bathroom
- Tall, elongated toilets with soft close lids in both upper levels with tall vanities
- Ceiling fans in all rooms (some with wall controls)
- Custom fabric shades on all windows – cordless double cellular on main level
- Hard wired smoke detectors
- Small attic access from loft guest bedroom

- **Terrace level**
- Terrace level with maple flooring in kitchen, living room and hallway
- Corian countertops in terrace kitchen and ceramic tile backsplash
- Carpet in terrace guest bedroom and terrace master bedroom

- Sheetrock with lace finish in terrace master bedroom
- Porcelain tile floors (heated) in terrace master bath (glassed shower) and guest full bathroom (standard shower and tub) with ceramic wainscot
- Terrace utility room with stacked washer/dryer, utility sink and floor to ceiling storage
- Ceiling fans in all rooms
- Smoke detectors (hard wired)
- No inside access from main level to lower terrace level – deep coat closet can be used for stair access

- **Horse Barn, Apartment & Pastures**

- 13,000 sf metal barn – insulated and heated (chicken house heaters)
- Indoor dirt/river sand footing arena 62' x 128'
- 12 stalls (10' x 12') – 11 for horses and 1 for tool storage
- Ceiling fans and can lighting in all stalls
- Automatic wall water troughs in all stalls
- Rubber matting in all stalls with center drains
- Outdoor covered run outs (10' x 10') for 10 stalls
- Interior wash rack with hot/cold water on boom hose (room for washing 2 horses at the same time)
- Feed room with ceramic floor and wood walls, heavy duty rubber feed bins
- Tack room with ceramic floor and wood walls, with wooden hooks and metal saddle racks
- Utility room with washer/dryer, water filter and utility sink – ceramic floor and wood walls
- Office with granite flooring and viewing to arena
- Office bathroom with European marble shower and granite flooring
- Upper mezzanine for storage and viewing
- Caretaker apartment with 1 bedroom, 1 full ceramic floor bathroom, kitchen with vinyl flooring, fully furnished
- Sheetrock walls, drop ceilings
- Automatic generator (new in 2021) for power loss
- Separate metal hay barn – holds 1,000 square hay bales with new metal roof installed in 2019

- Worley Creen running through property (trout stream)
- Two pastures with wooden fencing – total 3 acres
- Two dry paddocks with wooden loafing shed in each pasture, feed rings, hay trough and heavy-duty water troughs
- Freezeproof yard hydrants at both paddocks
- Kubota tractor (2016 diesel) with seed hopper, fertilizer spreader and bush hog available for discussion

Note: Additional 5+ acres purchase could be discussed with neighbor to the west, if interested.