



STORIES: One
BEDROOMS: 4
FULL BATHS: 2
PARTIAL BATHS: 0
TOTAL HVAC SQFT: 1900
FLOOR PLAN: Open
PARKING: 2 Cars, Garage
YEAR BUILT: 2017
YEAR BUILT ESTIMATED: No
NEW CONSTRUCTION:

AREA: 5-N side hwy 84 in Lowndes Co.
SUBDIVISION: Gramercy
ZONING: R
HISTORIC DISTRICT:

LOT SIZE: See Acreage **ACREAGE:** 0.22
LEGAL DESC: LOT 33 GRAMERCY PH 2 SEC 1
PLAT BOOK: PCB **PLAT BOOK PAGE:** 1449 **DEED BOOK:** 6046 **DEED BOOK PAGE:** 144
TAX ID: 0145A 062T **TAX AMOUNT:** 0 **TAX YEAR:** 2017
HOA FEE: No **HOA FEE \$:** 0 **HOA FREQUENCY:**
HOA AMENITIES:
FRONTAGE: **ROAD:** Paved

Dimensions (Required):		Dimensions (Required):		Dimensions (Required):	
Living Rm:		Master Bdrm:	16X14	Master Bthrm:	12X13
Dining Rm:		Bedroom 2:	12X11	Bathroom 2:	8X8
Great Rm:	16X17	Bedroom 3:	12X11	Bathroom 3:	
Family Rm:		Bedroom 4:	12X11	Prtl Bthrm:	
Kitchen:	11X16	Bedroom 5:		Extra Rm:	
Brkfst Rm:	11X11	Sun Rm:		Lndry Rm:	8X8
Utility Rm:		Frnt Prch:		Back Prch:	
Garage:	22X21	Carport:			

ELECTRIC COMPANY: Colquit **WATER COMPANY:** Lowndes County
MONTHLY RENT: 0 **ANNUAL RENT:** 0 **ANNUAL EXPENSE:** 0 **CAP RATE:** 0
AUCTION PROPERTY: No **AUCTION DATE:** **PREVIEW DATE:**
AUCTIONEER PRICE RANGE: **ABSOLUTE:** **AUCTION COMMISSION:**
CONSTRUCTION: Vinyl Siding **INTERIOR FEATURES:** Insulated, Cable TV Available, Ceiling Fans, Garage Door Opener
FOUNDATION: Slab **APPLIANCES:** Electric Stove, Microwave, Dishwasher, Disposal
ROOF: Shingle **LAUNDRY RM TYPE:** Room, In House
WATER: County **UTILITY RM TYPE:**
SEWER: County **EXTERIOR FEATURES:** Irregular Lot Size, Sprinkler System, Termite Bonded, Home Warranty, Deed Restrictions
HEATING: Heat Pump **PORCH TYPE:**
COOLING: Heat Pump **POOL:**
FLOORS: Concrete Slab, Hardwood, Carpet, Tile
WINDOWS: Thermopane

PROPERTY DESCRIPTION: Floor plan is totally open and ready for all to enjoy the space! No one is isolated from activities. Kitchen with custom cabinets, eat-in bar, stainless steel appliances, granite counter tops, tile, wood and floor to ceiling windows so you can see private back yard. Vinyl siding, security system, sprinkler system complete. Termite bonded. County schools. Close to Moody AFB and convenient to all amenities. Built by Dixon Taylor with all the quality you expect of a custom home. Home warranty. Show at will and sell!

DIRECTIONS: North on Bemiss. Right by McDonalds, around curve to right and subdivision to right.