

PARCEL 1 - HOME AND ACREAGE
(GPS) 113 Bridlewood Dr.
LaGrange, Ga. 30240

OVERVIEW

Description: Immaculate Virginia farmhouse on approximately 75 acres of mostly open pasture, small lake, fenced and cross-fenced including black board, on the south side of the drive with hayfields and a 40'x72' pole barn for hay on the north side. Main entrance will be at 113 Bridlewood Court. An additional entrance will be available from Hearn Road crossing and over Wilson Creek. Property has public water and underground utilities.

Home: Home is 8,214+/- s.f. Built in 1993 (per tax records). It is a combination of brick and mahogany wood board siding. The roof is a standing-seam metal roof with gutters all around. Functioning window shutters, with wood Thermopane windows. Pine flooring is reclaimed 6" heart pine from a cotton mill in South Carolina. Home has 4 Bedrooms and 5 Baths.

FIRST FLOOR

Entrance Hall: Custom heart pine front door with transom and a storm door of heart pine and glass panels, 6" heart pine floors, paneled wall with chair rail, large crown molding, one chandelier and stairwell to 2nd floor. All wood finished natural.

Family Room: Open plan into the kitchen, floors 6" heart pine, sheetrock walls, heart pine beamed ceiling, fireplace with brick hearth (brick to the ceiling) and wood mantle, built-in cabinets with three can lights, ceiling fan, wood blinds and custom drapes on three transom windows overlooking the sunroom, double doors to foyer.

Kitchen: Recently renovated by SPLASH of LaGrange. Open plan into the family room, floors 6" heart pine, sheetrock walls, beamed ceiling, built-in custom cherry wood cabinets, bricked vent with tile backsplash over Wolf commercial gas six-burner stove with flat grill and double ovens, 5 LED lights over stove. Quartzite counter top with large single bowl sink, 6'x9' Quartzite topped center island with built-in microwave with self closing drawer and Nutone food processing station on butcher block top working station with single brass sink, built in Subzero refrigerator/freezer and KitchenAid dishwasher. Wood trimmed windows overlooking sunroom, 2 large chandeliers over island, 12 can lights and 6 LED lights.

Appliances: Subzero Refrigerator/Freezer Drawer -M/BI36U/0, S/F4272961

Wolf Commercial Stove - M/DF4H6G-LP, S/18122012

Sharp Microwave Drawer - MKB6525PS, S/142841

Nutone Food processing station

KitchenAid Dishwasher - M/KDTE704DPA0, S/F42602340

KitchenAid Icemaker

Master Suite Passage: Floors 6" heart pine, painted sheetrock walls with crown molding and chair railing, 2-light chandelier, door to Jack and Jill bathroom.

Master Suite-Bedroom: Floors 6" heart pine, painted sheetrock walls with crown molding chair railing and ceiling fan. Closet converted to storage and small office enclosure with double doors, built-in shelving and desk, and door to sunroom.

Master Suite-Library: Large opening from master bedroom, floors 6" heart pine, painted sheetrock walls with dentil crown molding and chair railing, painted built-in bookshelves on one wall, fireplace with wood mantle and marble hearth, 4-light chandelier and 4 can lights. Exterior door from master bedroom to outside front porch.

Master Suite-Bath: Double doors from master bedroom. Recently renovated by SPLASH in LaGrange. Floors 6" heart pine, painted sheetrock walls with chair railing and wainscoting. 2 single vanities with marble tops and large mirrors, walk-in shower with marble tile and glass door, jetted tub with marble surround, plantation shutters on window, brass fittings throughout. Toilet/Bidet room, linen closet, has a 2-light fixture and a window with wood blinds. Large walk-in closet with fluorescent lighting and built-in shelving.

Bedroom 2: Floors 6" heart pine, sheetrock walls with wallpaper, crown molding, chair railing with wainscoting, 2 windows with wood blinds, ceiling fan and 1 walk-in closet. Fireplace has gas logs (will

burn wood), wood mantel with brick hearth and can light over fireplace. Entry from entrance hall is a short hall with a coat closet.

Bathroom 2: Jack and Jill style with one side opening to bedroom 2 and the other side to the passage into the master bedroom. Tile floor throughout. Bedroom side has sheetrock walls with wallpaper, chair rail with wainscoting, 1 window with wood blinds, single vanity with marble top, 2 vanity lights, 1 toilet. Shower room has sheetrock walls with chair rail, tub/shower is fiberglass with tile walls. Passage side has sheetrock walls with wallpaper, chair rail with wainscoting, single vanity with marble top, 2 vanity lights.

Entrance Hall from Carport and Garage: "L" shaped, connecting carport, Laundry Room, Dining Room, Kitchen, Garage, and Bath 5. Back stairwell with heart pine wood treads. Floors 6" heart pine, sheetrock walls with crown, wallpaper, chair rail and wainscoting. Built-in hutch, heart pine door to carport, painted door to garage, opening to dining room, coat closet, 2 can lights and 1 fixture.

Bathroom 5: Floors 6" heart pine, sheetrock walls with wallpaper and chair rail, Kohler pedestal sink, marble tiled walk-in shower with glass door, single commode, plantation shutters, 2 light chandelier and door to laundry room.

Laundry Room: Floors 6" heart pine, painted sheetrock walls, built-in storage cabinets, doors to bathroom 5, plantation shutters, storage closet and single light fixture.

Dining Room: Floors 6" heart pine, sheetrock walls with chair rail, wainscoting and wide crown molding, two corner cabinets, crystal chandelier, fireplace, gas logs with wood mantle and marble hearth, 1 can light over each corner cabinet and fireplace, wood blinds on windows with custom drapes, wide entrance to living room.

Living Room: Floors 6" heart pine, painted paneled wall around fireplace with gas logs, ornate mantel and marble hearth. Remaining walls are sheetrock with chair rail, large crown molding throughout, wood blinds on windows with custom drapes and spotlight over mantel.

Sunroom: Brick floor in herringbone pattern, sheetrock walls with crown, doors to the kitchen, family room and master suite, double doors with screen to the back patio. 12 custom, triple sash windows with wood blinds, 10 can lights and 2 ceiling fans.

Garage: 2-car garage with Epoxy painted cement floor, wood paneled walls, 2 wood doors with ½ hp. electric door lifts, fluorescent lighting, door to patio, utility/washroom with concrete floor, fluorescent light and laundry tub.

SECOND FLOOR

Staircase: Staircase from entrance hall has heart pine treads, sheetrock walls with natural finished heart pine chair railing and wainscoting.

Stair Hall: "L" shaped with 6" heart pine floor, natural finished, heart pine chair rail, wainscoting and crown molding, 2 built-in bookcases – one on each side of dormer window, 1 can light and 2 wall sconces.

Study: Carpet, tray ceiling with crown shelf, built-in cabinets, chair rail with wainscoting, wood blinds, 4 can lights, three-light chandelier, door to back passageway hall.

Bedroom 3: Carpet, sheetrock wall with painted crown molding, chair rail and wainscoting, 1 dormer window and 1 regular window both with wood blinds, display shelf, 2 walk-in closets, 1 ceiling fan.

Bathroom 3: Floor 6" tile with tile base, sheetrock walls with crown and chair rail, single wood vanity, linen closet, tiled shower with glass door, 3 light fixtures.

Bedroom 4: Carpet, sheetrock wall with painted chair rail, crown molding, 1 dormer window and 1 regular window both with wood blinds, 2 walk-in closets, 5 can lights, 1 ceiling fan.

Nook Closet with built-in shelving and drawers

Bathroom 4: Tile floor with tile base, sheetrock walls with wallpaper and crown, single vanity and dressing table with marble tops, tub/shower with tile walls, dormer window with wood blinds and custom drapes.

Hall Passage to Study: Floor has carpet, sheetrock walls with chair rail and crown, 2 cedar closets, 2 light fixtures.

Passage to Play Room: Floor has carpet, sheetrock walls, chair rail, 2 can lights, 1 window with wood blinds, storage closet with built-in shelves and fluorescent light.

Play Room: Floor has carpet, 5' sheetrock knee walls, 3 dormer windows and 1 regular window all with wood blinds, 2 can lights, ceiling fan and 2 storage closets.

Back Staircase: Heart pine treads, leads to back hall, sunroom, garage, bathroom 5 and back door.

EXTERIOR

Front Porch: Measures 10'4"x50', has a brick floor with a herringbone pattern, wooden handrails and 10' wide steps with brick walkway leading to the front parking area. On either side of the custom heart pine front doors, are gas night-lights. 4 can lights in ceiling and 4 windows on the front porch.

Master Bedroom Porch: Measures 9'6"x23', and has a brick floor with a herringbone pattern, wooden handrails and 5' wide steps of to the side. Gas night lights on either side of the entrance and two windows with shutters.

Back Patio: Measures 18'x26', is made of brick, with a wooden pergola painted white across the top for shade.

Carport: A drive-through carport with an entrance to the kitchen side of the house provides easy drop-off and entry point. Cement floor, wood ceiling and a sitting area with a brick floor in a herringbone pattern. Mature irrigated lawn, formal flower gardens, and hedge garden all professionally designed and maintained. Small pond on the property used for irrigation.

Pool: Gunite, rectangle 20'x32' with a 4' slate rock apron.

Poolhouse behind Garage: Tile floor, sheetrock walls with wallpaper. Front room has counter with sink, GE mini refrigerator, wood cabinets with wood top. Back room has a shower, commode and sink.

Pool Filter House: 14'x12' wood frame, brick exterior, Masonite pegboard-lined inside, and a metal roof. Pool filtered with a Diatomaceous Earth Filter System, Pentair Pump, and a Polaris pool cleaner.

HVAC: See attached sheet for descriptions, models and serial numbers.