



**Residential Detached**

FMLS #: 5963148    Broker: [CRELO1](#)  
[119 Kent Lane](#)  
 City: Calhoun  
 County: Gordon  
 Sub/Comp: Devonwood

Availability: No conditions  
 Area: 342  
 State: Georgia, 30701-2002  
 Lake: None  
 Waterfront:

Unit #:

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	0	0	1
Lower	1	1	1
Total	4	3	2

Elem: Calhoun  
 Middle: Calhoun  
 High: Calhoun

**SCHOOLS**

Bus Rte:  
 Bus Rte:  
 Bus Rte:

Age Desc: Resale  
 Year Built: 1996  
 Stories: 2 Or + Stories  
 Bldg Style: Traditional

Sq Ft/Source: 4,038 / Owner  
 Setting:  
 Const: Brick 4 Sides

**Directions:** From 75N take exit 315 onto GA 156 Red Bud Rd. Turn Left onto Red Bud Rd. Turn left onto Curtis Pkwy. Turn Right onto Kent Ln. House is on the Left.

**Public:** STUNNING HOME INSIDE OF CITY. THIS HOME IS 1.5 MILES FROM DOWNTOWN AND I-75. CITY SCHOOLS, This Home features; 9 foot ceilings, crown molding, double crown in dining room, & Hardwood floors throughout. Open kitchen, featuring stainless steel appliances and Corinan counter tops. Sliding pocket doors separates the large Family room and den. Large laundry room with soaking sink. Master bedroom with separate office or sitting room. Jetted Spa tub with separate shower. Mother in-law suit with full bath. Oversize garage for extra large trucks or SUV.

**Private:** Seller is offering a 1000.00 Bonus to the agent at closing that brings a signed contract!!! Dining Room Light Fixture does not remain. Seller request 24-48 notice prior to showing.

**FEATURES**

<b>Bedroom:</b> Sitting Room, Other	<b>Dining:</b> Separate Dng Rm
<b>Master Bath:</b> Double Vanity, Sep Tub/Shower, Whirlpool Tub	<b>Kitchen:</b> Breakfast Area, Breakfast Bar, Cabinets Stain, Counter Top - Solid Surface, Pantry
<b>Rooms:</b> Bonus Room, Library/Office	<b>Appliances:</b> Dishwasher, Elec Ovn/Rng/Ctop, Elec Water Heater, Garbage Disposal, Intercom/Radio
<b>Laundry:</b> Laundry Room	<b>Basement:</b> Bath, Finished, Interior Entry
<b>Interior:</b> 9 ft + Ceil Main, Hardwood Floors, High Speed Internet Available, His & Her Closets, Walk-In Closet (s)	<b>Accessibility:</b> None
<b>Exterior:</b> Cov/Enclosed Porch	<b>Neigh. Amen:</b> None
<b>Lot Size:</b> 3/4 Up To 1 Acre (Acres : 0.96) Source:	<b>Lot Desc:</b> Level, Sloped
<b>Parking:</b> 2 Car Garage	<b>Roads:</b> Paved
<b>Roof:</b> Shingle	<b>Energy:</b> None
<b>Heating:</b> Forced Air	<b>Cooling:</b> Central Electric
<b>Water:</b> Public	<b>Sewer Desc:</b> Public Sewer
<b>Tennis on Property:</b> No	<b>Pool:</b> None
<b># Fire Places:</b> 1	<b>Fireplace:</b> Gas Logs Remain
<b>HERS Index:</b> No	<b>Grn Bld Cert:</b>
<b>Dock:</b>	<b>Boathouse:</b>

**LEGAL | FINANCIAL | TAX INFORMATION**

<b>Tax ID:</b> <a href="#">C52-009</a>	<b>Tax/Tax Year:</b> \$2,873 / 2017	<b>Lot Dim:</b> .96
<b>Land/Lot:</b> 194 <b>District:</b> 14	<b>Section/GMD:</b> na	<b>Lot:</b> 7 <b>Block:</b> na
<b>Plat Book/Page:</b> 18/13	<b>Deed Book/Page:</b> 1716/468	<b>CPHB:</b>
<b>Special Listing Conditions:</b> None	<b>Special Circumstances:</b> None	<b>Swim/Tennis:</b>
<b>Association Fee:</b> \$/None	<b>Frequency:</b>	<b>Initiation Fee:</b>
<b>Master Assoc Fee:</b> \$/	<b>Frequency:</b>	<b>Home Warranty:</b> No
<b>Assoc Include:</b>	<b>HOA Rent Restriction:</b> No	<b>Assessment Due/Contemplated:</b> No
<b>HOA Phone:</b>	<b>Owner 2nd:</b> No	<b>Assumable:</b> No
<b>Owner Finance:</b> No	<b>Mgmt Phone:</b>	<b>Mgmt Email:</b>
<b>Mgmt Co:</b>		

**LISTING AGENT | OWNER | SHOWING INSTRUCTIONS**

<b>Agent License#:</b> 274973	<b>Agent:</b> <a href="#">JUSTIN CHILDRESS</a>	<b>Phone/Cell:</b> (706) 270-3033/(706) 270-3033
<b>Firm License#:</b> H-67074	<b>Co-Agent:</b>	<b>Phone/Cell:</b>
<b>Office:</b> <a href="#">Childress Real Estate, LLC</a> (CRELO1)		<b>Phone/Fax:</b> (706) 625-6535/(000) 000-0000
<b>Show Inst:</b> Appointment Only, Use ShowingTime		<b>Email:</b> <a href="mailto:childressrealestate@gmail.com">childressrealestate@gmail.com</a>
<b>Owner:</b> Talley Charles A	<b>Owner Phone:</b>	<b>SB present offers direct to Seller:</b> No
<b>Selling Comm:</b> 3	<b>VRC:</b> No	<b>Dup FMLS#:</b>
<b>List Date:</b> 02/07/2018	<b>Original List Price:</b> \$324,900	<b>Act DOM:</b> 19
<b>Exp Date:</b> 05/07/2018	<b>Days to Exp:</b> 70	

Monday, February 26, 2018      8:13 AM

Requested By: JUSTIN CHILDRESS

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