



Larry & Patty-Sue

For Your Private Showing Call: Larry & Patty-Sue Today (770)865-5536

11 Hubbard Road, Newnan GA, 30263 Only...\$229,900.00
Happiness Is...Owning Your Own Country "Pool Home."

Want to be in the swim? Try this "Bright & Cheerful Ranch" with it's wonderful pool in the back... This lovely 3 bedroom 2 bath home has approximately 1600 sq. ft. of heated living area. **Entrance:** You enter this home by walking down a curved cement walk way & through a covered front porch, to the front door that says "Welcome" in all ways. You'll go into the foyer and immediately fall in love with this home that is designed to perfection. The first thing you are greeted with is the gorgeous **Great Room** that offers, on the left, a stunning **Dining Room** with 12 ft. ceilings, chair rail and Pergo floors. In the **Living Room**, there is a Ceramic tile, wood burning fireplace that sets the tone of the room. There is an air of gracious formality in this room featuring, a Cathedral ceiling, two full length windows that, bathe the room in bright sunlight and look out to the gorgeous patio and pool. The **Kitchen** is a gourmet cook's dream offering, designer vinyl floors, Cherry cabinets for the entire room, Granite counter tops with a smooth top stove and built-in microwave. Last but not least in this fabulous kitchen is, the **Dinette Area** with a spacious built-in Granite top eating bar with two cushy benches that offers storage underneath, there is also a door to the pool area and the fabulous gazebo. The **Gazebo** is conveniently located adjacent to the pool and cement patios. This is definitely a designer's work of art with two ceiling fans when it gets too hot. Next, is the lovely **Master Suite** offering four full length windows and a unique tray ceiling with fan. The **Master Bath** has a separate shower, a glass block window over the tub, a separate commode room with cherry cabinets, a huge carpeted walk-in closet and double sinks also, with Cherry cabinets. Walking to the other **2 bedrooms** across the Great room, you will find a spacious shared full bath between the rooms. The **21X12 Bonus Room**, that is currently unfinished, has so much to offer, it could be a wonderful office, a Family room, (large enough for a pool table) or a very private bedroom. The inside **Laundry Room**, makes laundry day almost fun. The oversized **2 Car Garage** features a double wide driveway that is entered from the side of the house, it has plenty of room for your largest vehicles, a work shop and lots of extras. **Now...lets not forget the lovely Professional Landscaping**, the gorgeous white vinyl fencing that covers the back & sides of the property and the rest of the property facing the street, is done in beautiful black Rod iron.

The Seller has invested over \$57,000 in upgrades

Outside security lights...

Faux wood blinds throughout

A removable child proof pool fence... for children or animals

A complete security system...Salt System for the pool
sprinkler system... Granite Counter tops...Gutter Guards

Fenced with Vinyl & Cast Iron... much more



Country living at it's best



Gorgeous pool with Gazebo & decking



Cherry cabinets & Granite counters



Larry & Patty-Sue Olewine
Selling Dreams Not Just Houses
770-865-5536 Evening: 770-502-0142



A Value So Convincing You Will Fight For The Chance To Buy...



The side of the house showing the bonus room above



This is the view of your neighbor across the road. What a view! ...



The lovely Gazebo & pool with the child proof fence.



The light & bright kitchen has lots of Cherry cabinets



Over the tub is the glass block window



Look at the lovely fireplace & convenience to the Kitchen.



The built-in breakfast area with cushy seats & storage underneath.



The Great room with Pergo floors



The gorgeous unique Gazebo & Vinyl fence



This is the 21X12 bonus room for you to finish the way *you* want.

The seller has invested...
\$57,000.00 extra in this lovely property...

For your private viewing of this beautiful property
Call: **Larry & Patty-Sue Olewine...**

Any time 24/7

770-865-5536 Patty-Sue
770-865- 5583 Larry



Enjoy entertaining under the protection of this lovely Gazebo.