



Larry & Patty-Sue

Call: Larry & Patty-Sue Today (770)865-5583

For Your Private Showing of this beautiful property for \$269,900.

210 Willow Lake Lane, Sharpsburg, GA 30277

Happiness Is...1.25 acre a Lake Front Property with a Beautiful in ground pool..



A house that says, "come in"

A lifetime home in a beautiful lakeside setting featuring: A gorgeous lake plus an in-ground pool. This fabulous 4 bedroom 3 bath home offers a total sq. ft. of 3183.

Entrance: You enter this wonderful home by walking through a covered flagstone laid front porch & through a double entry front door with leaded glass insert. This home says "Welcome" in all ways. You'll walk into the foyer & immediately fall in love with lovely oak wood floor. To the left of the foyer is the **Living room** that has an air of gracious formality. Beyond the living room, is the **Dining room** that features a double, floor to ceiling window, bathing the room in light. Off the dining room is the spacious country style **Kitchen**, a gourmet cook's dream featuring, beautiful white endless cupboard space for the entire room, Corian counter tops all around with, a designer, color coordinated, ceramic tile back drop. The white smooth top stove finishes the look and next to the stove is the matching modern eye level oven (no more stooping to look at the roast) with cabinets beneath. There is spot lighting that accommodates the **Eating area** and, under the window is a window seat that features generous storage space. Off of this room is the very spacious **Laundry room** offering a full size sink with cabinets beneath and cabinets over the washer & dryer. Next, off the kitchen is the **Family room** featuring, neutral Berber carpet & a gorgeous gas log brick fireplace. Then, open the sliding glass door off this room and enter the **screen room**, it overlooks the yard and woods that goes down to the Lake. When you open the screen door, and go down the stairs, you will find the way to the pool. Walk back in the house and up a few carpeted stairs and you will see the luxury size **Master Suite** having space for TV, extra chests and that sitting room atmosphere. The **Master Bath** has a convenient walk-in closet. 2 more spacious bedrooms are on that level with a ceramic tile bath between the rooms. The **4th Bedroom**, is on the lower level and that level is ideal for an in-law setup or children that come back home. The one room is 24x16 and being used as a exercise room. The next 21x15 room is the bedroom with one whole wall of closets. It has it's own Ceramic tiled bath with shower and tub combination. The door to the outside goes to the privacy fenced pool. The **Pool** can be entered off the 4th bedroom. and, the screen room. There is a cement deck patio all around the pool area with plenty of room for all your outdoor furniture and your grill. There is an oversized **2 Car Garage** that has plenty of room for mower, bikes and family car too. In the garage is a room that has 2 work benches for the handy man.



The air of gracious formality



The wonderful eat-in kitchen

Imagine owning your own lake front house, plus pool

For only... \$269,900.00



Larry & Patty-Sue Olewine
Selling Dreams... Not Just Houses...

Cell: (770) 865-5583 Eve: (770)-502-0142

Web Page: LarryPatty.com



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



This shows the oversized 2 car garage entered from the side driveway



The luxury size master bedroom with plenty of room for the largest bedroom suite



This is the awesome view of the beautiful lake



Looking into the dining room from the kitchen



The 20x40 ft. pool, 9.5 ft. deep with diving board and spa steps



The screen room offers a fan & light for evening meals or your morning cup of coffee



The laundry room is very spacious making wash day almost fun.



The room that is being used for exercise



The lovely family room with open beam ceiling, fireplace & door to the screen room



If you have children, they will love this play house



The kitchen eating area

For your private viewing of this beautiful property
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770-865-5583 Or
770-502-0142



Location-Location-Location and more extras this home offers the new buyer...



Beautiful views and great fishing from the dock that offers a variety of fish. This lake is a spring fed mature lake that offers access for your boat & canoe. The lovely home is nestled on a 1.25 acre lot that has a chain link fence through the entire back yard down to and into the lake. It is cross fenced approximately 30 ft. up front of the lake with a safety gate to insure safety for children and pets.

Another great feature in this house is the lower unit. It is private with a separate entry, two large rooms, and full bath. This area can be perfect, for your in-laws, teenagers, or college students. This house is in pristine condition and ready to move into and there is no work necessary.

Other features: 1. There is a double gate entry to the back yard. 2. All blinds and window treatments stay. 3. The fireplace was converted to gas logs. 4. There is a separate hearth in the lower level with its own chimney opening and ready for a stove if you so choose. 5. 6 ft. high privacy fence around the pool.

This is totally a brick house with cedar trim... Just right for the executive and in a neighborhood of imposing homes... This one stands out.



From 210 Willow Lake Lane: To: Atlanta International Airport: 28 Miles Driving Time 34 Minutes
To: Downtown Atlanta: 35 Miles Driving Time 42 Minutes



Northgate High School, Named a 2008 GA, School of Excellence!
Northgate also

received the "Silver Award" for student achievement. Northgate, serves students a variety of academic & career/technical courses. It offers 4 programs of study. College Preparatory with Distinction, College Preparatory, Career/Technical with Distinction, & Career/Technical. Students may also choose a dual diploma program with both College Preparatory & Career/Technical seals.



Ashley Park, situated in Atlanta's high-growth South-west Atlanta Metro Area, is an 850,000 sq. ft. of shopping & lifestyle retail facility featuring boulevard parking & distinctive architecture. The center is strategically located adjacent to 1.5 million sq. ft. of power retail including Target, JC Penny, Dillard's, Best Buy, Belk, DSW & Barnes & Noble, among many other fine merchants.



The home is 10 minutes or less

from I-85. There are 4 possible exits to enter, the Hwy 34 (Newnan) exit, Hwy 154 exit, Collingsworth Road exit & Hwy 74 from Peach Tree City. The home is 4 minutes West of the PTC amenities, & 10 minutes to Newnan's Ashley Park.



Enjoy the 40x20 ft. in – ground pool, with diving board, spa steps and a 9.5 ft. depth.
There is a 6 ft. high, privacy fence that adjoins the house & surrounds the pool area.



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