

# 2327 N HWY 41

23.20 Acres-Perry GA 31069

## LIST PRICE \$950,000



Scott Free, Broker Owner  
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**COLDWELL BANKER  
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THE FREE GROUP

Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
[www.cbfreecommercial.com](http://www.cbfreecommercial.com)

# Property Overview

1,911 SF RANCH STYLE HOME

5+ ACRE POND

23.20 ACRES

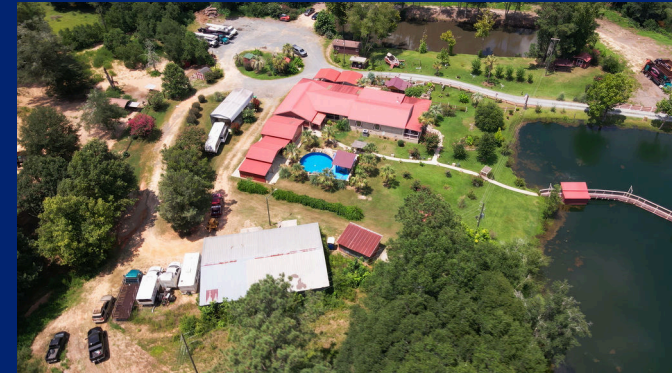
## Description

This beautiful 23.20 acre property radiates nothing but peaceful vibes. The 1,911 sq. ft. all brick ranch home is nestled in the rear of the property with spectacular views of the 5+ acre pond, beautiful landscaping and surrounding woodlands. You almost feel like your on your own private island with the serenity and privacy that the tropical landscaping and natural woodland border provides. Mossy Creek flows alongside the property which definitely adds to the peaceful and back to nature relaxed feel the property emanates. Entertaining is a must here with the spacious covered front and back porches, patios, pool and stone fire pit. A covered tile and cement deck seating area sits right off the pool for additional space, along with an outdoor bathroom located conveniently close. The screened in back porch houses a hot tub and plenty of additional space to entertain inside if the weather outside is not cooperating. Once inside, the open living and dining room space that opens into the kitchen and the continuous wood laminate flooring through out, gives the space a spacious free flowing airy feeling which enhances the natural light through out the home. The charming kitchen boasts stainless steel appliances, granite countertops, and a center island that can be used for a workspace or as an eat in breakfast spot. The seamless transition from the kitchen into the open and spacious living and dining room space encourages conversation and interaction so entertaining is easy and more relaxed. There are three bedrooms off the the main living area. The primary bedroom with double wall closets has a bathroom with double vanity sinks, tub shower combo, and a stand alone shower. There is also a second full bath with a tub shower combo off the kitchen/laundry area. For the avid "car or toy collector" there is a total of 5 open bay carports, one three bay carport and two single bay carports off of the large covered porch attached to the house. For more storage or additional workspace there is a three car enclosed garage and a two car enclosed garage, both wired for electricity. Behind the home is a metal RV shed. This property has great potential with numerous possibilities to become what you might have envisioned or possibly dreamed about. Contact the listing agent today for a showing and we can help you make that dream a reality!

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# AERIAL



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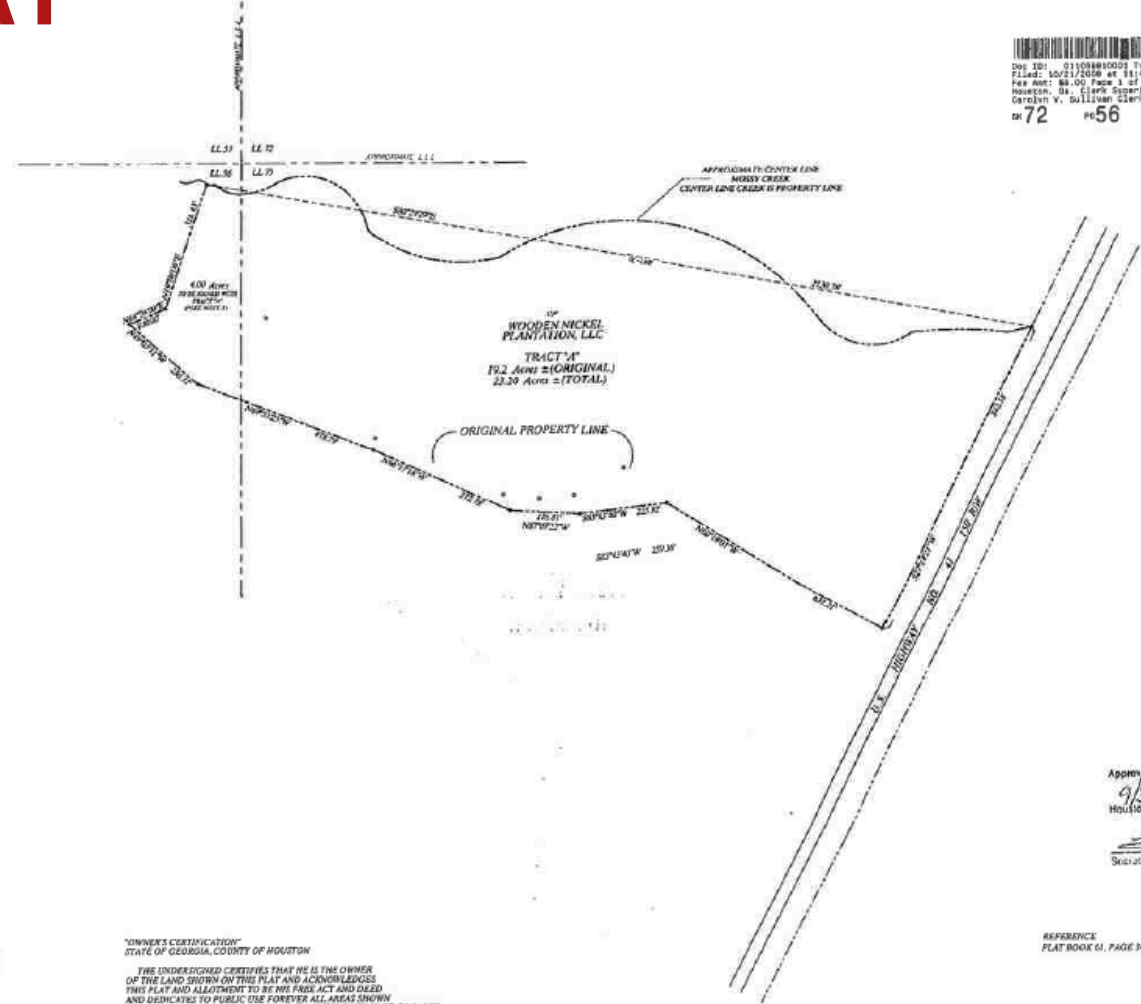
**LEGEND**

# PLAT

TOTAL AREA: 23.20 ACRES ±

- IPS 1/2" IRON PIN SET
- IPF IRON PIN FOUND
- IRW RIGHT OF WAY
- RLS RAILROAD LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SEI SANITARY SEWER EASEMENT
- MB MANHOLE
- CB CATCH BASIN
- JR JUNCTION BOX
- DJ DROPPINLET
- RHW HEADWALL
- AC ACES
- PAVE PAVEMENT
- CRK CREEK
- L.L.L. LAND LOT LINE
- PH FIRE HYDRANT
- JF FENCE LINE
- PFE FINISH FLOOR ELEVATION
- P- POWER LINE
- PH POWER HOLE
- CL CENTER LINE
- TH TEST HOLE
- SPED SITE PLAN ENGS. DEPT.
- SPHD SITE PLAN HEALTH DEPT.
- R- RADARS
- EL ELEVATION
- RDV RESIDENTIAL DRAINAGE PLAN
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- LP LIGHT POLE
- WP WATER VALVE
- WM WATER METER
- NF NOW OR FORMERLY

Doc ID: 01108840003 Type: PLT  
 Filed: 10/21/2009 at 11:48:19 AM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Tx - Clerk Superior Court  
 Carolyn W. Sullivan-Clares  
 72 56



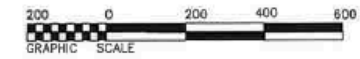
Approved  
 9/30/09  
 Houston County Planning Commission  
 Secretary

NOTE 1:  
 THIS TRACT IS A NON-BUILDABLE LOT ON ITS OWN AND IS TO BE JOINED WITH  
 ADJOINING PROPERTY TO NORTH BEING TRACT "A" IN PLAT BOOK 61, PAGE 31  
 NO FIELD WORK CONDUCTED ON THIS PROPERTY BY OCMULGEE. ALL DATA  
 SHOWN PER COMPILED DOCUMENTS.  
 ALL CORNERS SHOWN HEREON ARE CALCULATED.

"OWNER'S CERTIFICATION"  
 STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER  
 OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES  
 THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED  
 AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN  
 OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

10-6-09  
 DATE  
 Russell G. Leonard  
 OWNER'S SIGNATURE

REFERENCE:  
 PLAT BOOK 61, PAGE 31



NO.	DATE	REVISION

COUNTY: HOUSTON  
 DISTRICT: 10TH  
 LAND LOT: 56 & 73  
 DATE: 09/10/09  
 SCALE: 1" = 200'  
 JOB NO. 09172

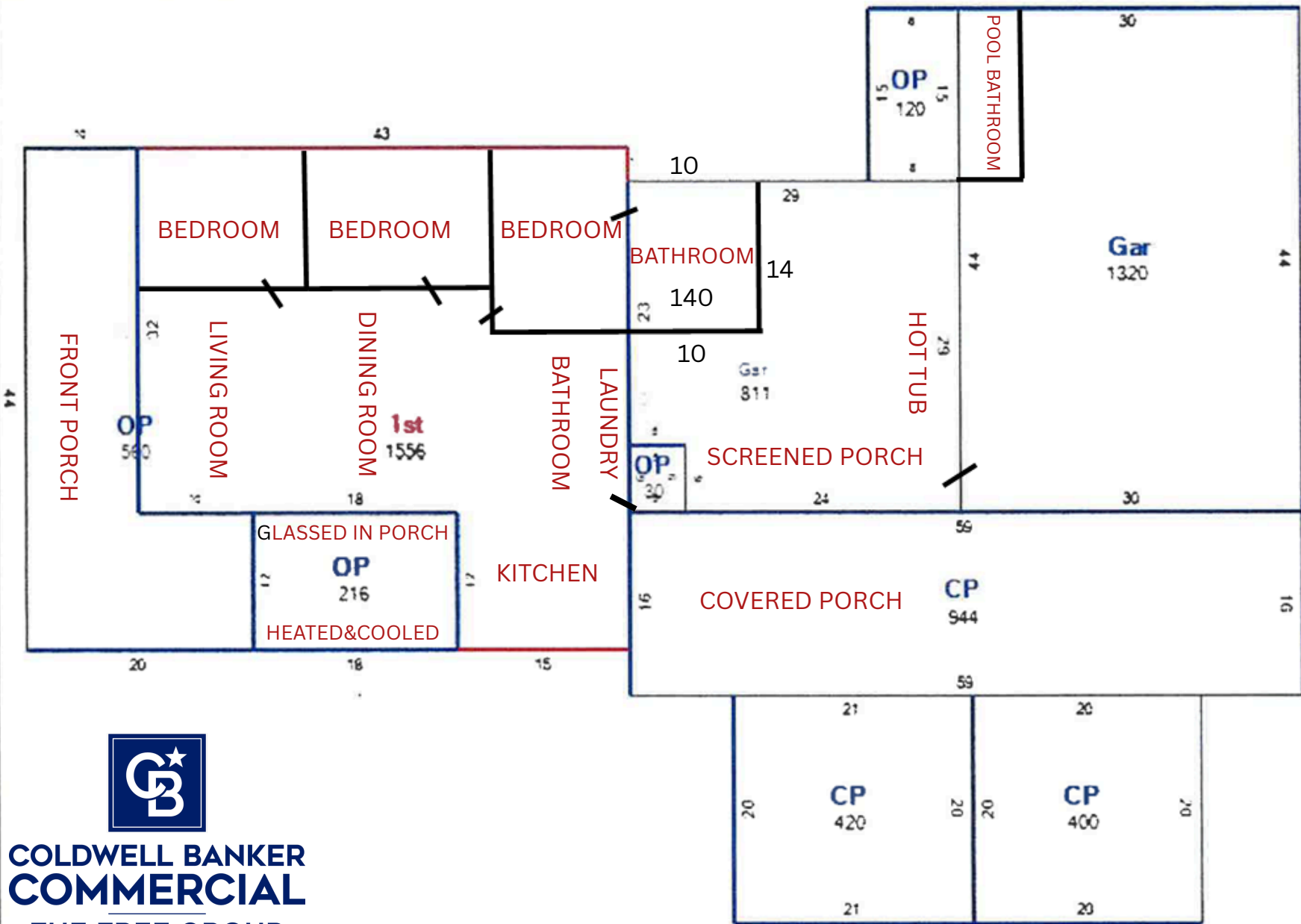
COMPILED PLAT FOR:  
**RACHEL WOODEN**

**Ocmulgee**  
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS  
 213 Wes Park Drive  
 Perry, Georgia 31069  
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 fax (478) 224-7072

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# INTERIOR LAYOUT

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