

**PATTON HOME**  
**8217 Ga. Hwy. 18**  
**Pine Mountain (Harris County), Georgia 31822**

**PLEASE, SHOWN BY APPOINTMENTS ONLY, THANK YOU**

**PRICE:** \$3,300,000.00 in its entirety of 108.976 acres.

**HARRIS COUNTY PROPERTY ID NUMBERS:** 038 030C and 038 032D

**OFFERED AS:** This property will be offered three ways. Parcel one and two as 108.976 acres as one tract, or with parcel one with home and 23.7 acre lake selling separate if desired, and parcel two log guest home and 33.112 acres only if parcel one sells first.

Parcel One, 75.864 acres, Patton Home, 23.7 acre lake, shop building, generator, deep well, Ingram Creek, 1,286 feet of frontage on Georgia Highway 18.  
Price: \$2,900,000

Parcel Two, 33.112 acres, Patton log guest home, open, wooded and Ingram Creek, 401.25 feet of frontage on Georgia Highway 18.  
Price: \$540,000

**LOCATION:** Pine Mountain (Harris County), Georgia, west on Ga. 18.

**DIRECTIONS:** From I-185 exit # 34, go west on Ga. 18, one-half mile to the property on north side of highway.

**ABOUT THE PROPERTY:** See the following narrative.

<b>DISTANCES:</b>	<b>From</b>	<b>Miles</b>	<b>Time in minutes</b>
	Atlanta (airport)	68	70
	Pine Mountain	8.6	10
	Pine Mountain Airport	8.3	10
	Columbus	24	24
	LaGrange	15	20
	West Point	12	15
	I-185	.7	1
	I-85	10	15

**NOTE:** This extraordinary property and your next home waits for your visit. Call and set up an appointment, we are proud to show this home, cabin, 23.7 acre lake, 108.976 of beautiful property and Ingram Creek, a fantastic property with all it's amenities to you, its next owner. Don't procrastinate, **DO IT NOW!**

**LISTING AGENT:**           **THE AUCTION WAY COMPANY**  
Gerald A. Bowie, Broker - [gerald\\_bowie@msn.com](mailto:gerald_bowie@msn.com)  
7A New Airport Road <> P.O. Box 1663  
LaGrange, Georgia 30240  
**706-884-3062 or [www.theauctionway.com](http://www.theauctionway.com)**

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**Redefining the Extraordinary**

108.976 acres open pasture, wooded, creek, and 23.7 acre lake.

75.864 acres, Patton Residence, 23.7 acre lake, Ingram Creek and all of the amenities.

33.112 acres with Log Cabin Home, parcel one home must sell first.

**PATTON RESIDENCE:** Built in 2003, by the master home builder Ben Parham of LaGrange, Georgia.

The home is two stories with utility basement and an unfinished third floor for storage. Built of brick with lap board eaves, a gable roof with an architectural thirty year shingle roof, copper covered overhangs and copper gutters.

Special features are ten foot ceilings, glass paneled French doors, all doors are solid wood with brass fixtures, double pane and double hung insulated windows, arched openings for some doors and windows, plantation shutters, window seats and chest, marble, granite and Corian tops. Wide base boards picture and crown molding featured throughout the house, home is masterful trimmed. Floors downstairs are oak and the upstairs is carpet, baths have various floors.

Home features all the other amenities that you would expect in a fine home. Including two cooling systems, double car garage with a drive through, a potting room, fenced, heated in-ground swimming pool and is professional landscaped. Situated on an indescribable beautiful view, overlooking the lake, wooded and green rolling hills. Ingram Creek, a large bold running creek crosses from the east to the west along the back of the property.

**AMENITIES**

Double Pane Insulated Windows

Copper Gutters, Downspouts and Overhangs.

10' Ceilings and Wide Base Boards Throughout

Solid Wood Doors (Some French) With Solid Brass Fittings.

Downstairs Flooring is Oak Boards, Upstairs Flooring is Carpet

Bathrooms Flooring is Tile

Utility Rooms Flooring is Tile

Basement Flooring is Cement

Car Garage Flooring is Cement

Car Drive Through Flooring is Brick

Three Fire Places

Two 80 gallon Hot Water Tanks

Two Tran XL1800 Heat Pumps

Porches and Patio Flooring is Slate

Generator That Will Carry the Entire First Floor

Underground Utilities

Concrete Circular Drive and Parking Pads, Asphalt Drive Ways

Automatic Light Switches in All the Closets

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**APPROXIMATE SQUARE FOOTAGES**

Living, heated and cooled area	5,527 sq. ft.
Attic	1,059
Basement (Unfinished)	2,567
Attached Garage	796
Potting Room	291
Car Drive Thru	342
Covered Porches	746
Open Porches	228
Under Roof	11,556 +/-

**HOME, ROOM DESCRIPTIONS:**

**Five Bed Rooms, Four Full Baths, Two \_ Baths.**

**Foyer**

10'4" X 19', 10' ceiling, crown molding, marble tile flooring, papered walls, double solid doors to the front porch, an arched opening into the dining room, an arched opening into the sitting room, arched double glass doors into the kitchen and den area. Stairs leading to the upstairs is located at the entrance doors. Lighting is a small globe chandelier and wall sconce. Coat closet.

**SITTING ROOM**

11' x 19', 10' ceiling, crown molding, oak flooring, wainscoted paneling with chair rail, double glass doors with curtains to the front porch, open arch way to the foyer and an arched doorway with built in shelving (shell top) and double glass doors to the den, one window with plantation shutters. Fireplace has a marble face, gas logs and a wood mantle. Recessed lighting.

**FORMAL DINING ROOM**

14' X 19', 10' ceiling, crown molding, oak flooring, painted walls with chair rail, double glass doors to the front porch with curtains, one window with plantation shutters, arched opening into foyer, solid door to kitchen. Recessed lighting, with a crystal chandelier.

**DOWNSTAIRS DEN**

18' X 23', 10' ceiling, crown molding, oak floor, painted walls, double arched glass doors to back patio and pool, two arched openings to breakfast area, arched double doors to basement, double doors to foyer, arched double glass doors to the sitting room, opening into hall to bedroom. Large fireplace, with designer fire brick, large opening, no mantel, built in entertainment center. Recessed lighting.

**HALL FROM THE DEN TO THE BEDROOM**

5' X 14'5", 10' ceiling, crown molding, oak floor, painted walls, double privacy doors. Connects the den to the master bedroom, bath and closet. Lighting by recessed lights and a cranberry globe chandelier.

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**1/2 BATH**

3'6" X 7'6", \_ bath off the hall from the den to the master bedroom. 10' ceiling, crown molding, papered walls, oak floor, pink granite top, hand painted vanity bowl, hand painted pedestal cabinet, gold mirror, and brass fixtures. Brass sconce wall lights.

**MASTER BEDROOM**

19'6" X 27', 13' tray ceiling, painted walls, oak floor, fireplace with marble facing, gas logs and a mantle. TV recess above fireplace. Has an adjoining sunroom sitting area, two square columns with three arches separating the two areas. Sitting area and bedroom has twelve roll out windows with curtains and, two with plantation shutters, fourteen total. Double solid doors into the hall and double glass doors to the back yard area, door to the master bath. Recessed lighting, ceiling fan, six light chandelier.

**MASTER BATH**

9' X 10'6", 9'6" ceiling, papered walls, his and her vanity room, marble tops and floor, white wood cabinets, Tub room 7'6" X 9'6", marble top around tub and floor, brass fittings, Jacuzzi tub, heated towel bars, three bay windows with plantation shutters, double doors from the vanity room. Walk in shower, 6' X 9', glass door, three shower heads, round window and same tile floor. John room, 3'6" X 7' 10", papered walls, round window and same tile floor.

**MASTER WALK IN CLOSETS**

Two, his and her closets. His, 8'3" X 8'9", 10' ceiling, carpet floor, fluorescent lighting, one window with plantation shutters, custom built cabinets and shelving. Hers, 8' X 12'8", carpet floor, a cedar wall, fluorescent lighting with automatic door switches, one window with plantation shutters, custom built cabinets and shelving,

**ACCESS HALL –CONNECTS THE MASTER BEDROOM, BATH AND CLOSETS**

5' x 7', 10' ceiling, carpet floor, papered wall, linen closet, double door to the hall between the master bedroom and den, opening into the vanity room.

**KITCHEN AND BREAKFAST ROOM**

13' X 13'6", Breakfast area, 10' ceiling, crown molding, painted walls, oak flooring, double arched glass doors to back patio, three arched openings to the den.

Kitchen, 13' X 13'6", 10' ceiling, painted walls, oak floor, stove island with a granite top, glass top Thermador stove, built in appliances, Sub Zero stainless steel freezer and refrigerator with cabinet fronts, GE microwave, double stainless steel Thermador ovens, disposal, ice maker and a Bosh dishwasher with cabinet front. Sterling custom built cabinets featuring, carousel corner cabinet, trash drawer, Corian top, ceramic tile back splash, double stainless steel sink, and six glass fronted doors. Recessed lighting and the stair case to upstairs.

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**SITTING ROOM NEXT TO KITCHEN**

12'6" X 19'6", 10' ceiling, crown molding, painted walls, oak flooring, two windows with curtains, two glass doors with curtains to the back yard, fireplace with a ceramic tile face, gas logs, mantel, built in corner TV cabinet, recessed lighting and a ceiling fan. Grilling area on back patio porch.

**BACK ENTRANCE HALL**

16' x 3'6" and 5'6" x 4'8", 10' ceiling, papered walls, oak floor, entrance glass door from the car drive through, doors to the sitting area, to the kitchen and to the guest bedroom.

6'6" X 5'6", Bath 1/2, papered wall, ceramic tile (Mexican 6" square pattern) floor, one window with curtains, and a pedestal sink.

6'6" X 6'6", laundry room, painted walls, pocket door, ceramic tile (Mexican large brick pattern) floor, one window with curtains, custom cabinets, Bosh washer and dryer, and a Kohler laundry sink.

**GUEST BEDROOM DOWN STAIRS**

11'2" X 13', 10' ceiling, painted walls, carpet floor, two windows with plantation shutters, curtains, double door closet, and a ceiling fan.

7'6" X 8', bathroom, papered walls, ceramic tile floor and tub enclosure, tub, shower with glass doors, single vanity with a Corian top, globe light, seat/chest, one window with plantation shutters.

**UPSTAIRS**

**DEN PLAYROOM**

13'8" X 34'6", 10' ceiling, crown molding, grass wall paper, carpet floor, chair rail with wainscoting, built in book cases, recessed lighting, ceiling fan, double solid doors to the hall, three windows with curtains, custom cabinets wet bar with a Corian top, GE microwave, Uline bar refrigerator and a Whirlpool ice maker.

6'6" X 6'6", laundry room off from den and back bedroom, washer and dryer, room connects to an unfinished storage room.

**BEDROOM AT SW CORNER**

11'3" X 15', 10' ceiling, painted walls, carpet floor, double glass doors to outside porch with curtains, one window with plantation shutters, ceiling fan and no closet in room.

11' X 8' and 3'2" X 9", bathroom, papered walls, white ceramic tile floor and tub enclosure, tub, shower with glass doors, single vanity and a Corian top.

8' X 9' and 3'3" X 6'6", connecting walk in closet, painted walls, carpet floor, one window with plantation shutters, automatic door light and custom shelving.

**HALLWAY – CONNECTS THE DEN AND UPSTAIRS BEDROOMS.**

8' X 26', 10' ceiling, upstairs hall way, painted walls, carpet floor, recessed lighting, built in custom cabinets, two stair cases from the first floor.

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**SITTING ROOM UPSTAIRS**

13' x 15', 10' ceiling, painted walls, carpet floor, double glass doors with curtains to outside porch, built in custom cabinets and recessed lighting.

**BED ROOM UPSTAIRS NW CORNER**

11'3" x 15', 10' ceiling, painted walls, carpet floor, double glass doors with curtains to outside porch, one window with plantation shutters, and a ceiling fan.

8'6" X 9' and 3'2" X 6'7" and 3'10" X 8', bathroom, painted walls, white ceramic tile floor and tub enclosure, tub, shower, with glass doors, one window with plantation shutters, window seat, chest, and stairs to the attic.

7'6" X 9'4" and 3'2" X 6'5", walk in closet, one window with plantation shutters, and a linen closet.

**THIRD FLOOR**

8' X 24' of storage, an unfinished third floor with two dormer windows, AC unit for the upstairs is located here.

**BASEMENT**

79' X 32.5', an unfinished utility and storage basement is under the entire house. Located here is the AC unit for the downstairs, two 80 gallon hot water units, and the electrical boxes. Concrete block walls and a cement floor.

**GARAGE AND DRIVE THROUGH**

22'6" X 25' garage, painted walls, chair rail with paneling below, two automatic roll up doors, entrance door from drive through, a door to the potting room, and one closet.

12'6" X 14', potting room, seven transom windows with no treatments but have outside screens, two glass doors to garage and to the outside, stainless steel sink, table and shelving, cement floor with a drain, hot water heater and overhead lights.

17'6" X 20', auto drive through, brick floor, and one closet. Entrance doors to the house and to the garage.

**REAR PATIO**

12'6" X 37'6" rear patio is paved with slate

**FRONT PORCH DOWN AND UP**

6' X 38' upper porch with ceiling fans

12' X 38' lower porch

Both porches are paved with slate. Front has four majestic columns.

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**POOL**

20' X 34', Master Pool, oval shaped, gunite constructed with a built in Jacuzzi, propane heated, two sand filters and built by Artistic Pools, 11' deck is pressed pattern concrete. Fenced with an aluminum 4'6" fence. Filtering system is located on the north side of the garage, not visible or heard.

**LANDSCAPING**

Professional designed and maintained.

**WELLS**

Home well and pump, drilled in 2000, 520 feet deep, Gould single phase 2 hp. 20 gallon per minute pump.

Two V140 tanks, very fine, MacClean back wash (iron removing) filtering system.

Lake well and pump, drilled in 2001, 1,000 feet deep, dynamited, Gould 70L10 single phase 100 gallon per minute pump, pumps 70 gallons per minute.

**GENERATOR**

Onan Mdl GGFE-5710781, s/n D0507726M Spec E, Cummins engine, and propane powered. 60HZ, 120.240 Volts, 47KW, 47 KVA. Onan transfer switches all automatic. Will carry the entire first floor of the home.

**WELL HOUSE**

10' X 16', Lap board constructed with a steel roof. Contains the storage tanks, filtering system and the Onan generator.

**SHOP**

40' X 60', shop with three roll up doors and a walk in door. Constructed of cedar siding and a steel roof. Large propane storage tank located at the shop.

**PAVING**

Approximately 83,900 square feet of asphalt and cement driveway and parking pads.

**LAKE**

23.7 acres as per design survey by Reece Hoopes and Fincher of Atlanta, Georgia, and built by Holliday Construction of Greenville, Georgia.

**ELECTRIC PUMP**

An electric pump is installed in Ingram Creek that will pump into the lake when needed.

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**LOG CABIN**

32' X 50' or 1,600 square feet, Log constructed living and kitchen area, three bedrooms, two baths, carport, front porch.

21'6" X 31', kitchen and den, island, glass top Jennair stove top, double ovens, natural pine cabinets, Formica top, Whirlpool refrigerator, dishwasher, Emerson microwave oven, double bowl sink, pine flooring.

Great (den) room, cathedral ceiling with an eave window, rock fireplace, two windows with wood blinds, track lighting, ceiling fan, log walls, pine flooring and a glass door to the porch.

5' X 19'6", hall, sheetrock walls, pine floor, and a closet.

5' X 9' hall bathroom, one vanity, Formica top, tub/shower with curtain, wall paper.

13' X 13'8", master bedroom, log and painted sheetrock walls, carpet floor, double glass doors to the porch with wood blinds, ceiling fan and light.

Master bath, double vanity, pine cabinets, Formica top, two walk in closets, ceramic tile floor, tub/shower with a curtain.

12'6" X 13', bedroom two, log and painted sheetrock walls, carpet floor, one window with wood blinds, ceiling fan and light.

10'8" X 12'8", bedroom three, log and painted sheetrock walls, carpet floor, one window with wood blinds, closet, ceiling fan and light.

12' X 50,' front porch over looking the lake.

Tran XE 1200 high efficiency heat pump.

12' X 23'9", carport.

9'6" X 14'6", well house with a 5' shed, one other out building.

Well is 500 feet deep, Gould 7LS10 single phase pump set at 400 feet, pumps 10 gallons per minute. AO Smith 42 gallon tank, and has a MacClean water filter (iron removing) treatment system.

Genrac generator, propane powered, will carry the house, all automatic switched, comes on if the power goes off.

Underground utilities

Paved drive to Ga. Hwy 18

Beautiful Landscaped



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