



SALES, LEASES, RESIDENTIAL, COMMERCIAL, FARMS & LANDS

14 JACKSON STREET
NEWNAN, GEORGIA 30263
SINCE 1948

TELEPHONES:
NEWNAN - (770) 253-6990
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www.lindseysrealtors.com



MLS#02545429

OWNER: **Chuck & Lavann Landrum**

SALES PRICE: **\$840,000** LOCKBOX: **No**

ADDRESS: **75 East Broad Street**

LISTED BY: **Chip & Tom Barron**

TO SHOW: **Call agent for appt to show**

KEY ON BOARD: **No**

POSSESSION DATE: **Negotiable**

TYPE CONSTRUCTION: **Frame**

APPROX. SQ. FT. **5562+/-**

STYLE: **Victorian**

EST. AGE: **Blt 1905** NO. ROOMS:

NO. BRS: **5** NO. BATHS: **5**

KITCHEN: **Has natural gas range, microwave, dishwasher, breakfast area, prep sink, pantry**

OTHER ROOMS: **Living room w/f/p, parlor w/f/p, family room w/f/p, banquet sized DR w/china cabinet and built-in Butler's pantry, sunroom**

BASEMENT: **One room w/concrete floor**

GARAGE: **Double detached garage**

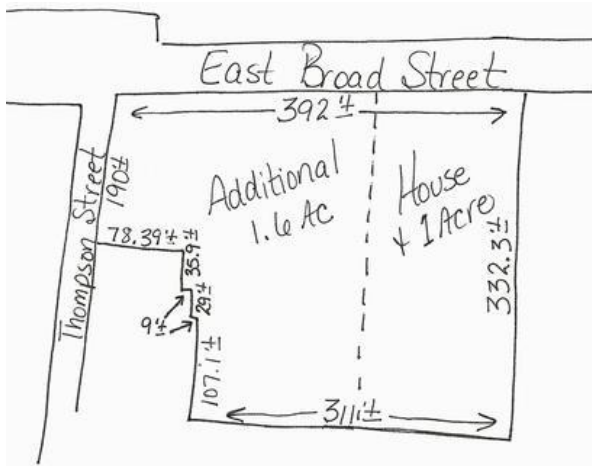
HEAT & AIR: **Central nat gas heat & central elec a/c, dual zoned**

WATER & SEWER: **City utilities**

MISC: **Wrap around front porch w/swing. Hardwood floors – oak d/s & heart pine u/s. nice moldings, computer area. Front & rear staircases. Widow's walk. Master bath w/Jacuzzi & separate shower. In 2004 copper valleys removed, chimney's flashed w/copper and urethane roofs. Top copper gutter replaced. 7 fireplaces. Landscape lighting, sprinkler system in front yard. Walk-up attic is semi finished. 3 stall barn w/chicken coup and 2nd double garage. Ancient trees on property – pecan and oak. Lot is to be surveyed. Additional 1.6 acre adjoining lot is available.**

ZONING: **Res** LEGAL IN FILE: **Yes**

TAXES: **City - \$1,063.82, County - \$6,411.50 '08**



Property is to be surveyed to include 1 acre.
Additional 1.6 acre lot will be surveyed out to be sold separately.

DIRECTIONS: **From old courthouse square in Newnan, go east on East Broad St, cross over railroad tracts. First home on right.**

NOTE: Although every effort has been made to provide accurate information, some of the above was supplied by others and therefore we do not guarantee or accept responsibility for the above. Price and terms subject to prior sale and change without notice.

PHONE NO. **Appt w/agent (48 hours notice please)**
TO SHOW: **Chip – 770-301-6843 or Tom - 404-936-7422**