



# L269 BLACK OAK DRIVE

List Price: **259,000**

**Single Family**

Mls#: **18758**

**Active**

City: **Sparta**

Zip: **31087**

Rooms	Dim	Lvl	Bedrooms:	<b>3</b>	Closets:	Deed Book:	Pg:
Living Room:			Full Baths:	<b>2 Part: 1</b>	Approx Sq Ft:	Plat Book:	Pg: <b>288</b>
Dining Room:			Rooms	Dim Lvl	Year Built:	Map #:	Parcel: <b>137</b>
Kitchen:	<b>12X18</b>	<b>1</b>	Master Bed:	<b>15X14 1</b>	Stories/Levels:	Area:	<b>Hancock NW</b>
Great Room:	<b>16X16</b>	<b>1</b>	Bedroom 2:	<b>10X13 2</b>	Taxes:	Subdivision:	<b>WOODLAND VALLEY</b>
Breakfast Rm:			Bedroom 3:	<b>13X10 2</b>	Lot Number:	Waterfront:	<b>On Water</b> Depth:
Porch:	<b>07X35</b>	<b>1</b>	Bedroom 4:		Site Blt Ar/Only:	Lot Dimensions	
Deck:			Basement	<b>40X27 B</b>	Acreage:	Right:	Left: Back:
Laundry	<b>07X05</b>	<b>1</b>	Gar/Carpport:		Zoning:	Road Front:	Water Fr:

Heating: **Heat Pump**  
 Cooling: **Heat Pump**  
 Water: **Community Water Avail**  
 Telephon: **Bell South**  
 Electric: **Georgia Power**  
 Sewage: **Septic System Installed**  
 Connect: **Elect Stove, Elect Water Heat, Elect Dry, Washer**  
 Fin Term: **Cash/New Loan**  
 Tv Servic: **Other**  
 Roof: **Asphalt Shingle**  
 Gar/Park: **Driveway Parking**  
 Bt House: **None**  
 Occupied: **Vacant**  
 Key: **Lockbox**

Pres Use: **Cleared**  
 Ownersh: **Fee Simple**  
 Location: **Lake Sinclair**  
 Seawall: **Wood, Rip-Rap**  
 Road: **Asphalt**  
 Driveway: **Dirt/Graded, Concrete**  
 Construct: **Site Built**  
 Basemnt: **Full Unfinished**  
 Hm Style: **Cape Cod**  
 Pool: **None**  
 Interior: **Sheetrock/Drywall**  
 Exterior: **Vinyl**  
 Floors: **Carpet, Terrazzo/Tile, Vinyl/Linoleum**  
 Schools: **SW Hancock El, Hancock Co Cent. MS, Hancock Co**

Appliance: **Microwave, Stove/Oven, Dishwasher**

Improvmt: **Fireplace, Porch, Patio, Dock, Ceiling Fan(s), Linen Closets, See Remarks**

Show/Key **ANYTIME & OFTEN**

Directions: **Carrs Station Road to Lake Sinclair Drive, (L) To Black Oak Drive, House on Left**

**This new construction offers 3 BR/2.5 BA with master BR on main level, great room with fireplace, open living space with high ceilings, large, covered porch on lakeside to enjoy the nice view of Lake Sinclair. The full, unfinished basement that is wired, plumbed, studded offers lots of potential. Beautiful home at great price \$259,000**

**\* Common area for 2 houses Lot 269 & 270 from Shoreline back 50 ft. Shared dock. Call Agents**

Owner Nm:	Ph:	Listing Date:	<b>5/22/2009</b>
List Agent: <b>Ron Houck</b>	Ph: <b>478-414-8595</b>	Expiration Date:	<b>9/15/2009</b>
2List Agent: <b>Susan Hall</b>		Commission:	<b>5</b>
List Office: <b>CRAIG-MASSEE REALTY</b>	Ph: <b>478-453-3524</b>	DOM:	<b>5</b>

