



6190 Liberty Road, Winston GA 30187

INTERIOR:

- 4 bedroom, 3 full baths on main. House is built with 12' ceilings & 36" doors throughout. The lower level contains a 4th full bath (ceiling not installed). Main level is 2682 sq. ft. with an additional partially finished lower level of an additional 2682 sq. ft.
- Main level contains 2 large master suites, each with jacuzzi tubs, separate shower and water closets. Each suite bath also contains dual sinks.
- Lower level is a walkout basement that also has a boat door and has 9' ceilings. The house design uses engineered beams so there are no load bearing walls. Lower level is divided in to 3 main areas: media room with pellet stove (also plumbed for wet bar), main area with Drylok sealed walls (currently holding library of antique books and needlework), and a workshop/woodshop room with the exterior doors and also contains a large shop sink. The media room and book room both are climate controlled with heat/AC. The newer heat pump was upgraded to include the woodshop room but it was never hooked up. Woodshop has built-in cabinets and multiple areas have large built in shelves for storage.
- All main floor baths have marble flooring, one master bath has large stained-glass window.
- Laundry on main floor.
- House was built to easily be converted to wheelchair/elderly living. Wide doors and even a 5' wide stairs going to lower level in case a stair lift was needed.
- Attic is huge and tall as well. Two 50 gal. hot water heaters were replaced in 2024. Two Trane heat pumps were replaced in 2016. House wired for 300-amp service. Home was constructed in 2001.
- Home contained owned wired security system that includes all doors and windows. Additionally, there are a Swann 8 channel HDTV IP camera system with DVR. Camera systems also have enhanced night-vision capability. There is also a whole-house intercom system with radio.
- Gas (propane) fireplace in living room. Lower level uses pellets in the wood stove.
- New LG dual oven installed in 2024.
- Several rooms on main floor have crown molding and ceiling fans are located throughout.

EXTERIOR:

- 5.09 wooded and private acres.
- Property contains restored 19th century barn and outbuilding that was once a corn crib that are located near a spring-fed pond. There is also an additional building by the road with a porch and large door to make it look like an old store. All 3 buildings also had their metal roofs replaced in 2021. There is also a 4th outbuilding in the back yard to serve as a garden shed which also contains stained glass windows.
- Property has a creek in the front that feeds the pond. This creek comes out of the ground on the property next door and there is also a smaller creek that comes out of the ground on the property that also feeds the stocked pond.

- There is a Rachio sprinkler system that feeds several areas behind the home - all zones are timed and can also be controlled by smartphone or Alexa commands. The system is also set up with an additional zone for a garden area at the top of the hill.
- Large in-ground pool with diving board. Pool pumps were upgraded and liner replaced in late 2024. Automated Polaris pool cleaning system rebuilt in 2024. Pool also has a cover, if needed. Pool light was upgraded to multi color LED light that is also Alexa controlled. There is also a pad off of the pool area that is wired for a hot tub.
- Very private setting - surrounded by woods and home sits 600' back from road. Driveway is paved with concrete drive around house that goes to both the 3-car garage and also the 4 garage (boat) door on lower level.
- Property contains 2 apple trees (10 years old) and 3 pear trees. There are also numerous blueberry and raspberry bushes and even chocolate mint planted about.
- Two weeping willow trees by pond, 2 separate foot bridges also on creeks as well as paths and a firepit.
- Home has flood lights installed on all corners, front and back. Light switches are located in living room, garage entry and master bedroom.

ISSUES:

Carpet on main floor is over 10 years old and needs replaced. Solid oak hardwood floors in kitchen, dining and laundry are original finished and could use refinishing. Kitchen has all newer appliances with the exception of the dishwasher which is still from 2001, although it still works great.

ADDITIONAL INFO:

Electric: Greystone Power.

Water: Well, but county water is also available at road.

Internet: Greystone Connect Fiber Optic (2Gig).

Security System: Ademco Vista brand wired with separate phone service. Keypads located at garage entry and also master bedroom. System alerts if any door or window is opened.

Intercom: M&S Model MC602 with AM/FM. Wired to all bedrooms, front and rear porches, and 2 of the 3 room in lower area.

Security cameras: Swann 8 camera IP HDTV system - can be viewed from either HDMI cables or smartphone or Firestick/Roku system. Also contains a 2gb DVR that records 24/7. System has additional IR night vision enhancements on all outdoor cameras.

Propane tank located in back of property - tank is owned.

Siding is stone and Hardiplank, roof is Timberline shingles, decking is all composite, installed in 2024.

Distance to ATL airport: 30 miles via S. Fulton Pky.

Property taxes are unknown - Douglas County discounts taxes for people age 62 and older as well as disabled vets, so I am not sure what the full cost would normally be.

Waterfront: yes. Waterfront features: creek(s), pond.

OPTIONAL:

There is also a 2014 John Deere 1025R loader with backhoe in the garage, which has less than 180 hours on it. This may be included with the home if the price is right.

No agent or dealer inquiries to list. Brokers are welcome to bring approved clients over to view property and will receive a 1.6% real estate fee upon closing. All closing costs and fees will be split 50/50 between buyer and seller. Broker/Agent will be responsible for all contract and transaction paperwork and details, including arranging closing and title.

No visits without an appointment please.