



\$ 259,000



1458 Moccasin Gap Rd, Lula, GA 30554

- » Beds: 2 | Baths: 1 Full
- » MLS #: 7289421
- » Single Family | 960 ft² | Lot: 4.99 acres
- » More Info: 1458MoccasinGapRd.IsForSale.com



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120 YEAR OLD RESTORED HOMEPLACE (ALREADY PASSED VA INSPECTION!!!) ON 4.99 ACRES ON A PAVED COUNTY ROAD 5 MINUTES FROM HWY365/23 WITH MIX OF CLEARED AND WOODED LAND AND 4-6FT WIDE CREEK!!! ENJOY that CHARMING OLD FARMHOUSE FEEL with a FRESHLY PAINTED EXTERIOR, a NEW FRONT PORCH and also features 4.99 ACRES (THAT CAN BE SUBDIVIDED FOR ANOTHER HOMESITE WITH A CREEKVIEW!) AND ALSO has 240+FEET of FAST MOVING STREAM!!! PLENTY OF WINDOWS make the living room feel EXTRA LARGE and boasts a WORKING FIREPLACE with wrap-around mantle that can be seen from the kitchen. The Kitchen is JUST THE RIGHT SIZE for a cozy 2 Bedroom house. ROOMY STANDUP ATTIC SPACE that features a window and electricity that could easily be CONVERTED TO LIVING SPACE. COMFY Master Bedroom w/office space and a WAY OVER-SIZED WALK-IN CLOSET. Outside is a HUGE COVERED PATIO that overlooks MATURE TREES and a LEVEL MANICURED LAWN with GARDEN SPACES GALORE. Shed attached to back of home for EXTRA STORAGE or great for a WORKSHOP. Gentle and rolling hills throughout the property with several BUILDING SITES to let your imagination run wild for a SECOND HOMESITE. Although this house uses well water, COUNTY WATER is available to switch over to or for the NEW HOUSE BUILT DOWN BY THE CREEK!!! This is another one of those that WON'T LAST LONG so make plans to come see it soon!

