



***6220 Newnan Rd
Brooks, GA 30205
Offered @ \$1,150,000***

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Offered @ \$1,150,000**



CHARMING COUNTRY ESTATE with 23 acres of Graceful Pastures flowing from beautiful Line Creek create this WORLD CLASS DOG Training Facility

Home Features:

- ☞ A "Mitch Ginn" custom modern farmhouse design.
- ☞ Built in 2007
- ☞ Home is 4065 Sq ft with 532 screened back porch and a heated/cooled 3-car garage.
- ☞ 4 Bedrooms, 3 ½ Bathrooms
- ☞ Located on 23 Acres
- ☞ Extensive Landscaping and Trees
- ☞ Outer Perimeter is Fenced
- ☞ Schools are Moreland / Carver Rd / Griffin
- ☞ For More Information see:
www.6220NewnanRoad.com



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

Valerie Howard

770-318-8165 Cell

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Property Features:

- 🌀 Gated Entrance – Coded Digital Entry works off Cell Phone
- 🌀 5000 sq ft Event Center w/Full Kitchen
- 🌀 Pool with 2 waterfalls and Sun Shelf
- 🌀 High End Dog Kennel w/Interior and Exterior Runs
- 🌀 2-bay Hot Rod Shop w/9000 lb lift
- 🌀 2400 sq ft Workshop w/Lean-to
- 🌀 Storm Shelter
- 🌀 Buried 400 Gallon Propane Tank
- 🌀 On-Demand Tankless Water Heater



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House Features:

- ☞ Surround Sound, Projector Screen & Projector in Family Room
- ☞ Chef's Kitchen with Jen-air 6-Burner Cooktop, Farmhouse Sink, 3-dimensional granite imported from Africa, Cabinets are both wood and painted, Custom Pull out drawers to include spice drawers.
- ☞ Heart Pine Hardwoods
- ☞ 10' Ceilings, Canned Lighting
- ☞ Pantry with Custom Shelving
- ☞ HEPA whole house fresh air ventilation system attached to HVAC units
- ☞ Plantation shutters on front of house
- ☞ Office off Foyer w/double set of built-ins
- ☞ Equipment Closet with 16 Cameras to monitor property

- ☞ Zoned dual HVAC heat pump. Main Level replaced in 2011. Upstairs unit is original- 2007
- ☞ Roof replaced 2011
- ☞ Buried 400 gallon propane tank for:
 - Gas cooktop in kitchen
 - On-demand Tankless water heater.
 - Fireplace
 - Clothes Dryer
 - Outdoor Grill has LP line



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Master Bedroom Features:

- ☞ Sunroom Style room with Gorgeous Crown molding
- ☞ Luxurious Master Bathroom
 - Double Closets with Built-ins
 - Spa Style Shower
 - Double Custom Vanities
 - Bullfrog Hot Tub off Bedroom on Screened Back Porch



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House Features:

- ∞ Large Upstairs Bedroom w/walk-in & Custom Shelving Built-in
- ∞ Built-in for TV that swivels between bed area & Sitting Area

Upstairs Master-style Bathroom Features:

- ∞ Jetted Tub
- ∞ Spa Shower
- ∞ Vanity
- ∞ Linen Closet

House Features:

- ∞ 2nd Very Large Bedroom
- ∞ Laundry Room w/2 Sets of Washer/Dryer, Sink & Cabinets
- ∞ 4th Bedroom over Garage w/Full Bathroom & Closets for Private Guest Suite



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Pool Features:

- ☞ Shamu Pad/Sun Shelf
- ☞ 2 Waterfalls
- ☞ Several 6"-12" Bubblers
- ☞ All Pool Lighting is on Dimmers
- ☞ Numerous Electrical Outlets @ the Patio Area
- ☞ Expansive "Olde Time" Style Paver Patio and Pool Deck
- ☞ Pool added in 2012
- ☞ Outdoor Grill & Green Egg Grilling Area
- ☞ Fire Pit



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5000 sq ft Event Center



Event Center Features:

- ∞ 50'x100'. Built with 50' trusses. All walls can be easily moved
- ∞ Interior Redone with a New Roof in 2011.
- ∞ Huge Full Kitchen with a Ginormous Island & Wrap around Seating for 15
- ∞ Full Bathroom
- ∞ Building is all electric with its own Electric Meter, Septic Tank and Hot Water Heater.
- ∞ Equipment Room
- ∞ Office with locking doors. Temporary Walls can be moved. Off ice has it own mini-split HVAC heat pump was replaced in 2018
- ∞ Separate 50' Trusses
- ∞ 11'6" Ceilings
- ∞ Equipment Room for Storage
- ∞ Interior HVAC was replaced in spring 2018
- ∞ Outside unit is original (2007)
- ∞ Significant Attic Space accessed by an access door



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High End Dog Kennel Features:

- ☞ 200 sq ft Heated/Cooled
- ☞ Interior and Exterior Runs
- ☞ “Kitchen Style” Wet bar
- ☞ Dog Wash/Grooming Area
- ☞ 7 Kennels w/Indoor/Outdoor Runs
- ☞ 80’x50’ Play Pen in Back Area

Puppy Whelping House Features:

- ☞ Electricity
- ☞ Heated & Cooled
- ☞ Dog Door
- ☞ Area for Medical Supplies
- ☞ 220 amp Heat Pump Window Unit – Heat & AC. Replaced 2018



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Property Features:

- ☞ Chicken Houses
- ☞ Raised Planters for Gardening
- ☞ All Mulch is Organic Mulch
- ☞ Fallout Shelter w/Locking Door & 8-Ton Jack to Open Hatch

Hot Rod Shop Features:

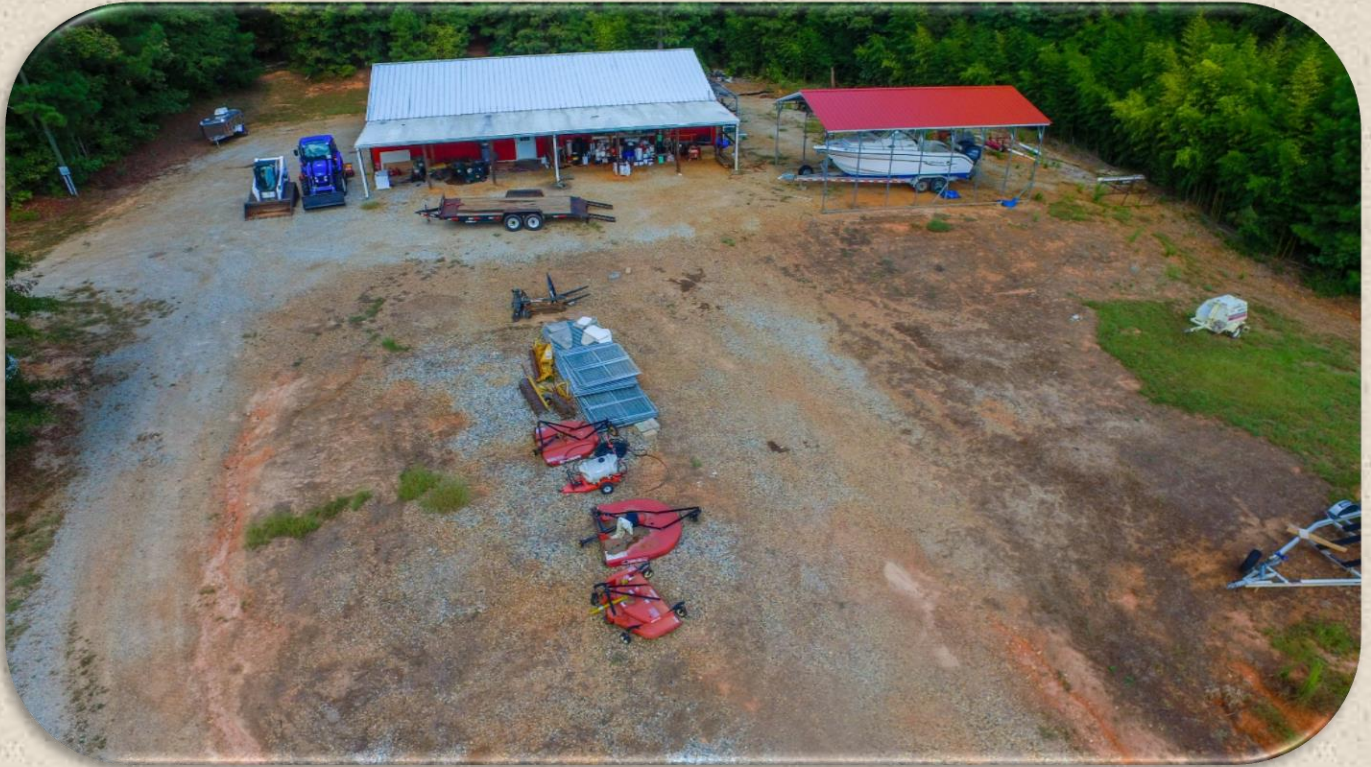
- ☞ Part of Event Center – 50'X25'
- ☞ Sectioned off and added 2013
- ☞ 2 Post 9000 lb Lift
- ☞ Separate Heat Pump 12,000 btu. Upgraded in 2015
- ☞ Double Wide Roll Up doors are 13'6" and 14'6".



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Workshop Features:

- ☞ Built in 2006
- ☞ 40' X 60' – 2400 sq ft plus 960 sq ft Lean-to
- ☞ Insulated Walls
- ☞ Electrical, 220 Circuits as well as 110
- ☞ Separate Meter and its own Transformer

- ☞ Metal Boat Shed 22'x36'
- ☞ 2 Air Compressors
- ☞ Located with a tree-buffer between it and the house for privacy



- ☞ Land is in Land Use Conservation Plan through 2019
- ☞ Land is actually 2 separate tracks that were purchased together
- ☞ Line Creek has constant flowing water
- ☞ Drip system in all beds
- ☞ Sod in Back and front of home
- ☞ Extensive Landscaping and extensive trees
- ☞ Fencing – Outer perimeter is fenced



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