1328 Abrams Road Silver Creek, Georgia 30173
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$495,000
5.49± Acres
Floyd County







MORE INFO ONLINE:

https://www.garrettlandcompany.com/

SUMMARY

Address
1328 Abrams Road

City, State Zip
Silver Creek, GA 30173

County
Floyd County

Type
Residential Property

Latitude / Longitude
34.14221 / -85.07901

Taxes (Annually)
$6,242

Dwelling Square Feet
2,557

Bedrooms / Bathrooms
4 / 2

Acreage
5.49

Price
$495,000

Property Website
www.garrettlandcompany.com







PROPERTY DESCRIPTION

If you've been dreaming of space, privacy, and a backyard designed for enjoying the outdoors, this 5.49-acre Silver Creek property is a must-see! Tucked away at the end of a long driveway, this property offers a peaceful country setting with room to spread out, entertain, garden, and enjoy the best of outdoor living.

The outdoor amenities are a true highlight! Spend sunny days enjoying the in-ground swimming pool, complete with a pool house for convenient storage. The pool liner, filter, and PVC lines were updated in summer 2022. When evening arrives, gather with family and friends around the firepit or unwind on the spacious screened back porch. The welcoming rocking-chair front porch overlooks the front yard and provides even more inviting spaces to relax and take in the surroundings.

With 5.49 acres, there's plenty of room to make the land your own. Enjoy the fenced garden with raised beds, a fenced chicken coop, and ample space for farm animals, recreation, or future outdoor projects. A roomy treehouse adds a special touch for outdoor fun, while the expansive grounds offer endless possibilities for gardening, entertaining, and enjoying the peace and privacy of country living.

Need space for projects, equipment, or hobbies? The separate 30' x 38' garage/workshop offers approximately 1,000 square feet of space with abundant storage. The kennel area features a mini-split system for added comfort. Kennel equipment may be included with the sale.

Inside, the home offers five bedrooms and two full bathrooms, blending comfortable living with rustic character. The spacious open den features beautiful hardwood floors, a tongue-and-groove wood ceiling with recessed lighting, a shiplap accent wall, and a brick fireplace that creates a warm, welcoming focal point. The kitchen offers ample workspace and functionality with tile flooring, double ovens, a separate microwave, cooktop, and dishwasher. **Appliances are included with the sale**, adding even more convenience for the new owners. The hall bathroom includes double vanities, and the primary bedroom features a walk-in closet.

A screened porch overlooking the pool, a versatile bonus room currently used as an office, and generous storage options provide additional flexibility for everyday living. The bonus room can accommodate a home office, hobby space, playroom, or extra storage, including room for freezers.

The seller is also offering $5,000 in buyer concessions, providing additional financial flexibility for the buyer!

With 5.49 acres, an in-ground pool, a pool house, a firepit, a workshop, a garden, and room to enjoy a country lifestyle, this property offers so much more than a home. If you're looking for privacy, outdoor recreation, and space to pursue your favorite hobbies, this Silver Creek property is ready to welcome you home!

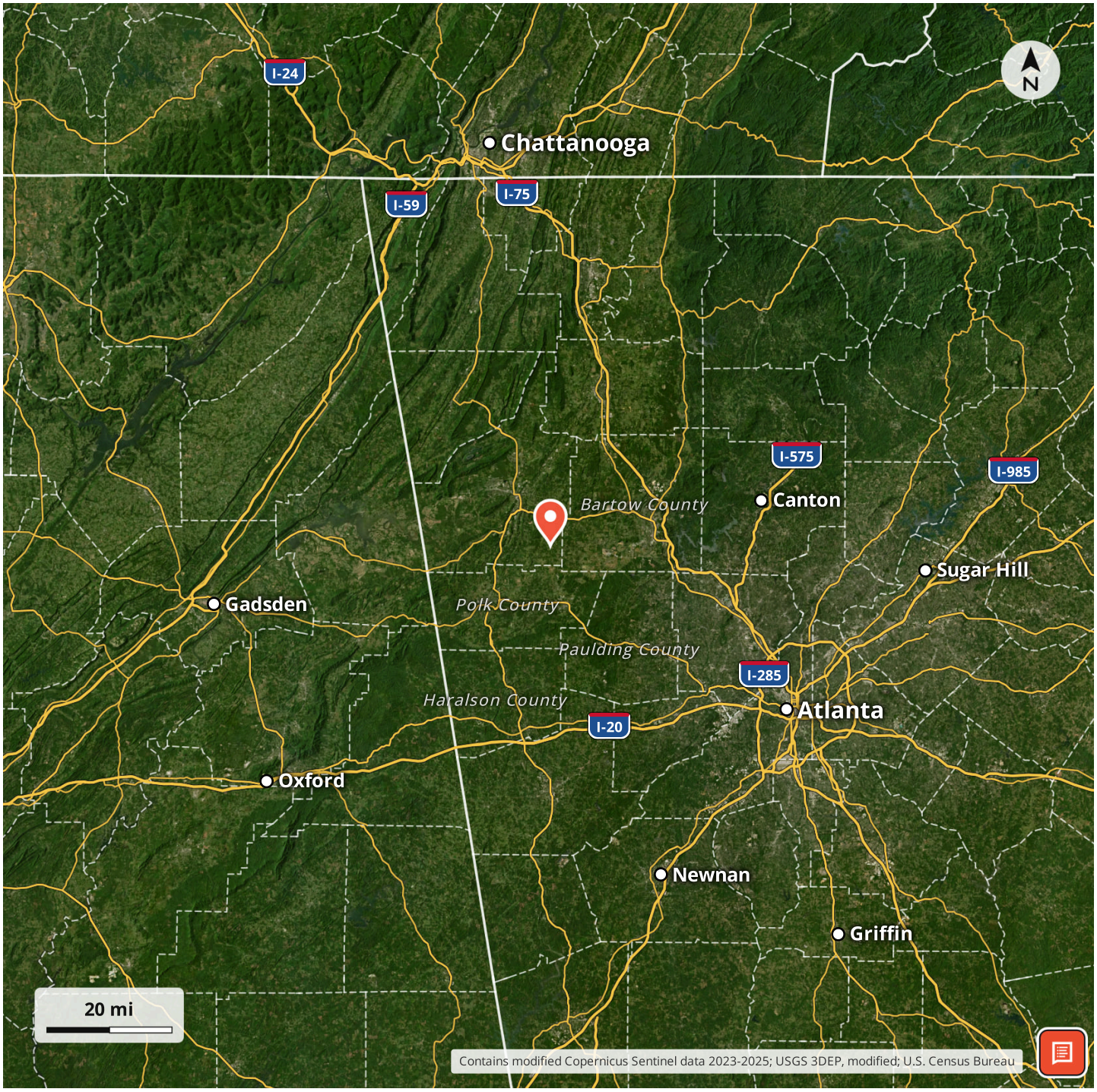
ADDITIONAL FINANCING INCENTIVE: This property qualifies for Sunflower Bank's listing incentive program which offers 1% of loan amount lender credit towards closing costs or interest rate buy down. Call Neil Perkins at Sunflower Bank at (303) 710-3682 or email Neil.perkins@sunflowerbank.com for more details.



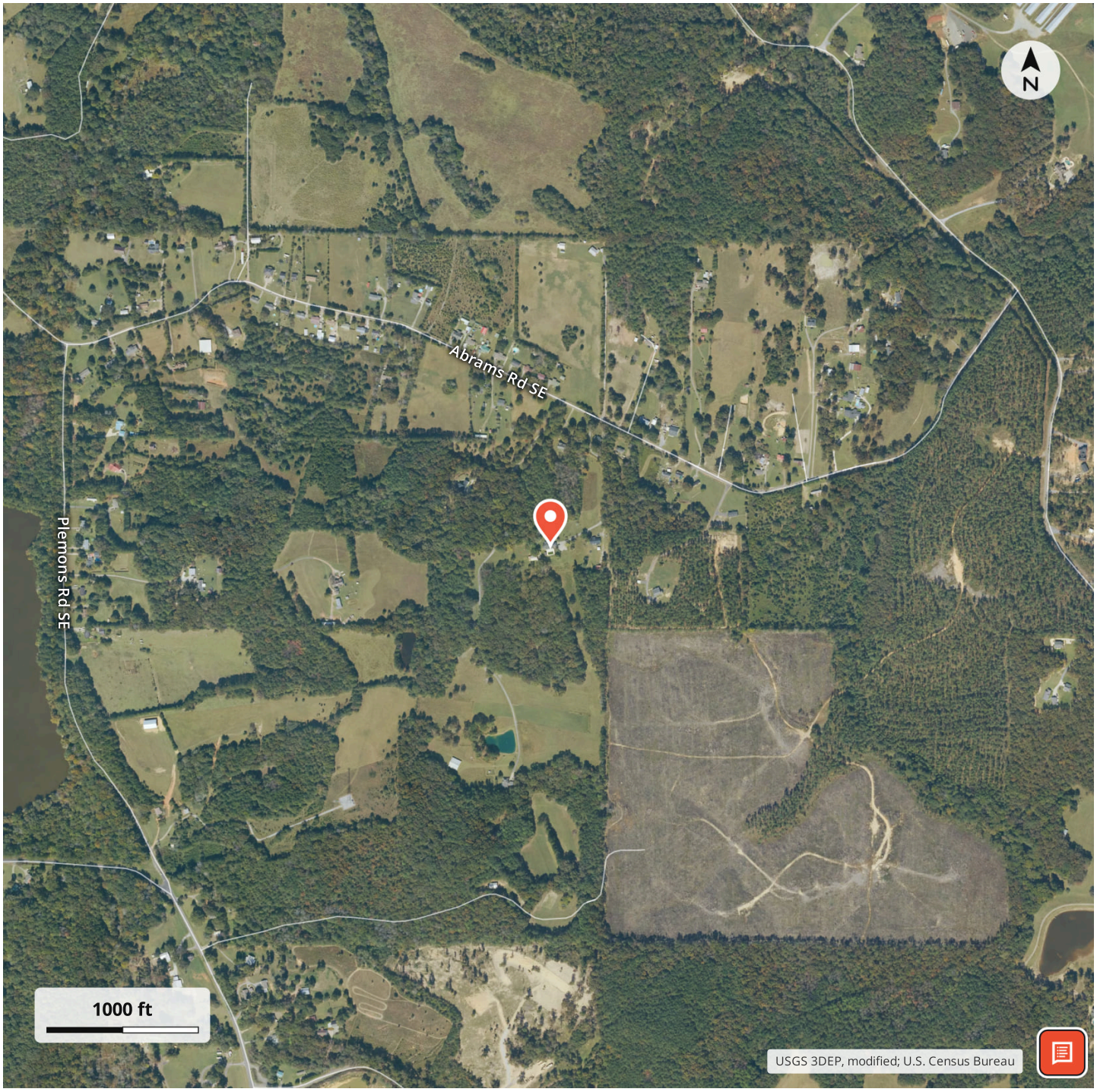




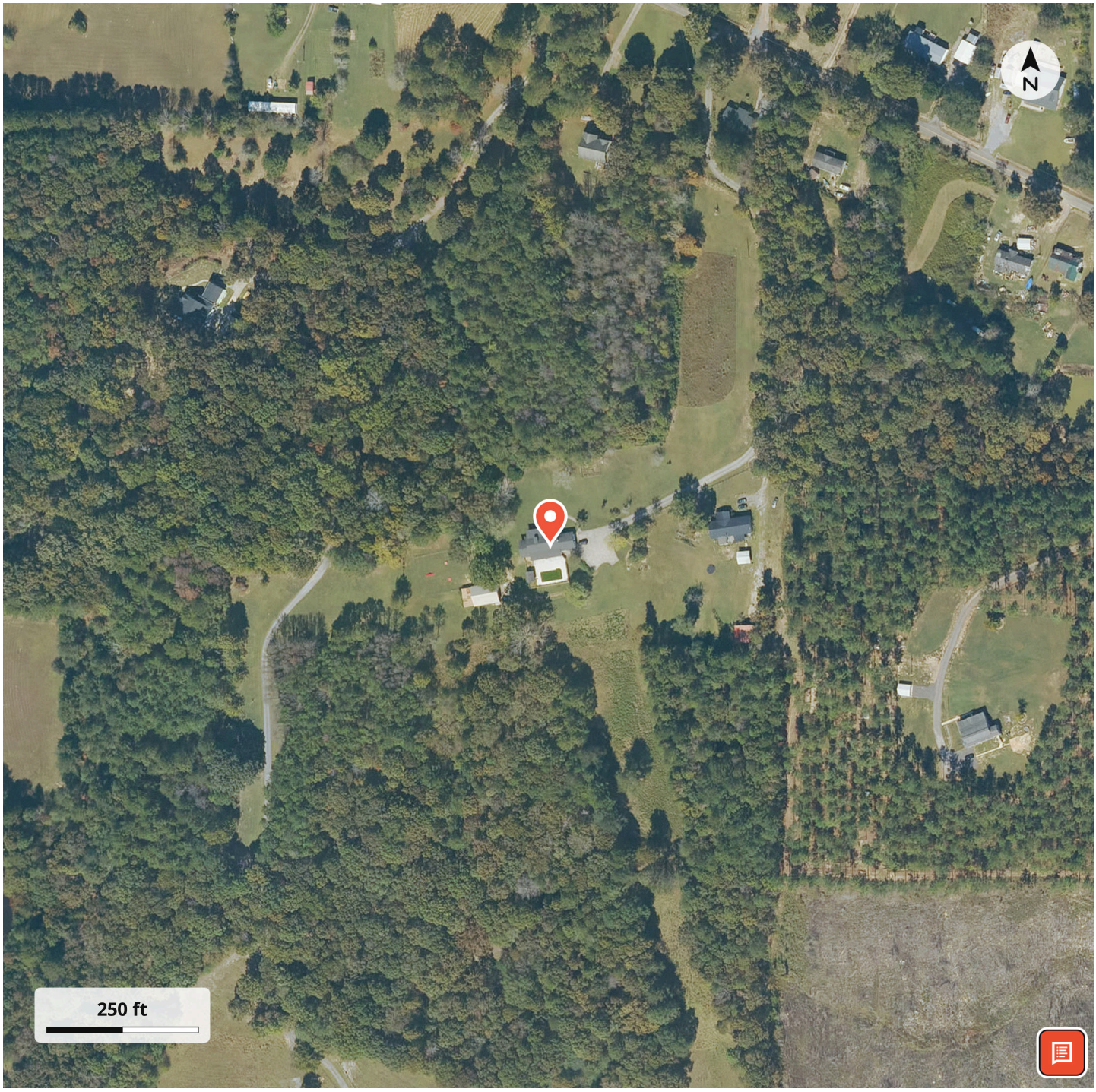

Regional Map



Locator Map


N
Abrams Rd SE
Plemons Rd SE
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



MORE INFO ONLINE:

https://www.garrettlandcompany.com/

LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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