

265 Evans Drive
265 Evans Drive
Buchanan, GA 30113

\$651,000
49.69± Acres
Polk County



**265 Evans Drive
Buchanan, GA / Polk County**

SUMMARY

Address

265 Evans Drive

City, State Zip

Buchanan, GA 30113

County

Polk County

Type

Residential Property, Single Family

Latitude / Longitude

33.879782 / -85.100215

Taxes (Annually)

\$3,824

Dwelling Square Feet

3,081

Bedrooms / Bathrooms

3 / 2

Acreage

49.69

Price

\$651,000

Property Website

<https://www.garrettlandcompany.com/property/265-evans-drive/polk/georgia/100192/>



PROPERTY DESCRIPTION

Discover the perfect blend of comfort, privacy, and self-sufficiency on 49.69 breathtaking acres with +/- 1,287 feet of road frontage on Evans Drive, offering exceptional access along with peaceful seclusion. This beautifully maintained 3-bedroom, 2-bath home also features a versatile bonus room ideal for a fourth bedroom, home office, or hobby space - giving you flexibility to fit your lifestyle.

Designed with an inviting open-concept floor plan, the home offers seamless flow between the living, dining, and kitchen areas - perfect for everyday living and entertaining. The kitchen is a standout feature, boasting ample cabinet and countertop space, two large pantries for exceptional storage, soft-close cabinetry, and a propane island cooktop with built-in griddle - a dream setup for any home chef.

The spacious primary suite provides a true retreat, featuring double vanities, a separate tub and shower, and generous walk-in closets in the master bath. A huge laundry room with utility sink adds everyday functionality and extra storage space.

Quality craftsmanship is evident throughout with base and crown molding adding warmth and character. The recently rescreened and freshly painted porch provides a peaceful place to unwind and enjoy the surrounding acreage.

Technology and convenience are covered with a **transferable Wyze camera and floodlight security system**, plus **fiber optic internet through Crossbeam Fiber**, making remote work or streaming seamless even in this private setting.

The home was thoughtfully designed with solar panels in mind, providing an excellent opportunity for future energy efficiency and off-grid capability if desired.

Major systems have been thoughtfully updated and maintained for peace of mind:

- New well pump to pressure tank
- New electric hot water system
- Front water well for backup supply
- Septic system serviced within the past two years
- Generac whole-house generator (recently serviced)
- Propane heating system
- HVAC under contract with Ragsdale Heating & Air and serviced 1/26/26

The freshly painted garage includes two updated openers - one replaced 1/25/26 and the second within the past two years.

The landscaping has been recently refreshed, complementing the natural beauty of the expansive acreage. With extensive road frontage and multiple ideal homesites, the property offers excellent potential for additional homes if a buyer wishes to create a private family compound or multi-generational estate.

With abundant usable land, modern updates throughout, and room to grow, this property offers endless possibilities - from private estate living to recreation, homesteading, or future development.

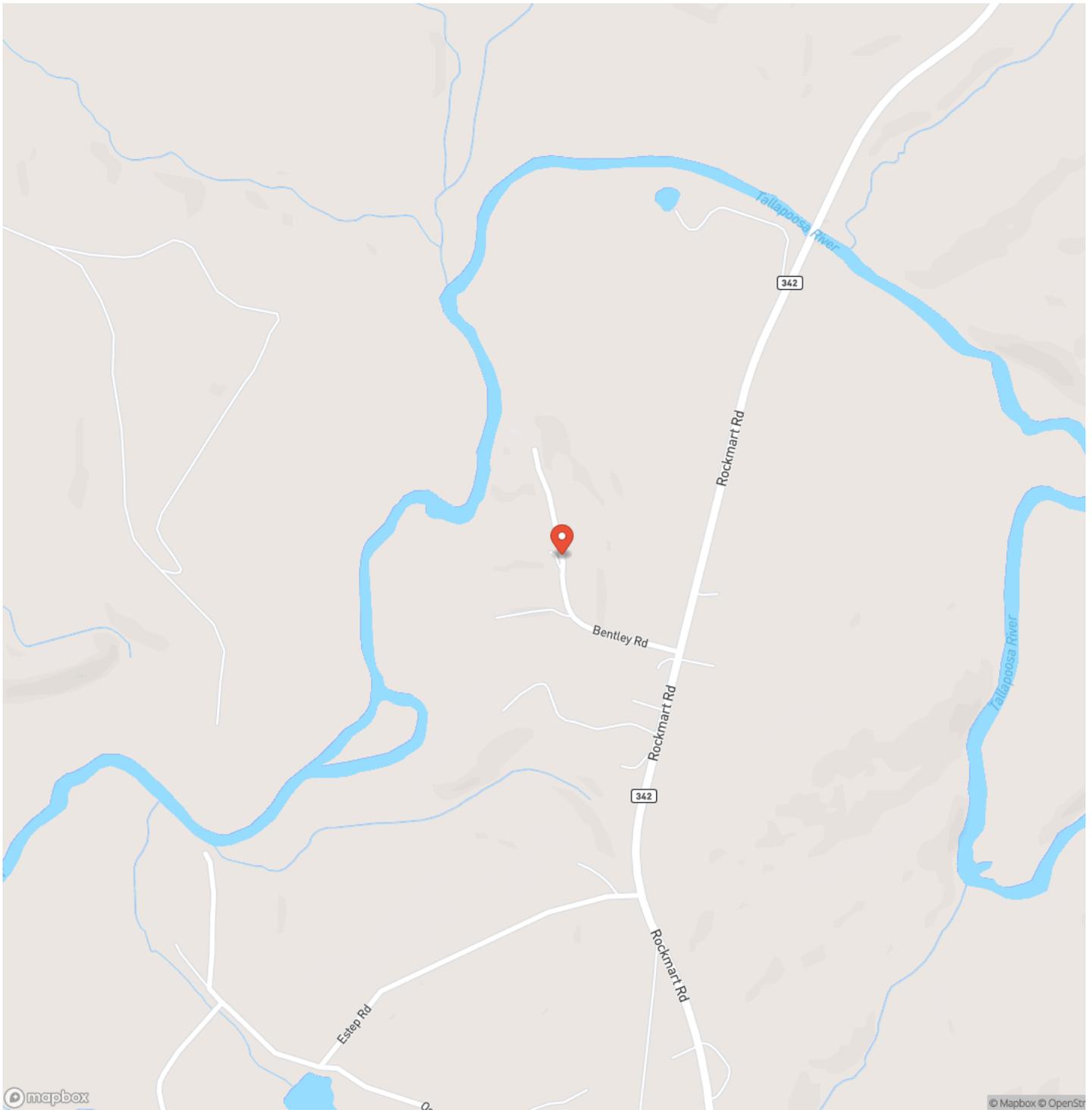
A truly move-in-ready estate with space, security, and serenity - all waiting for you.



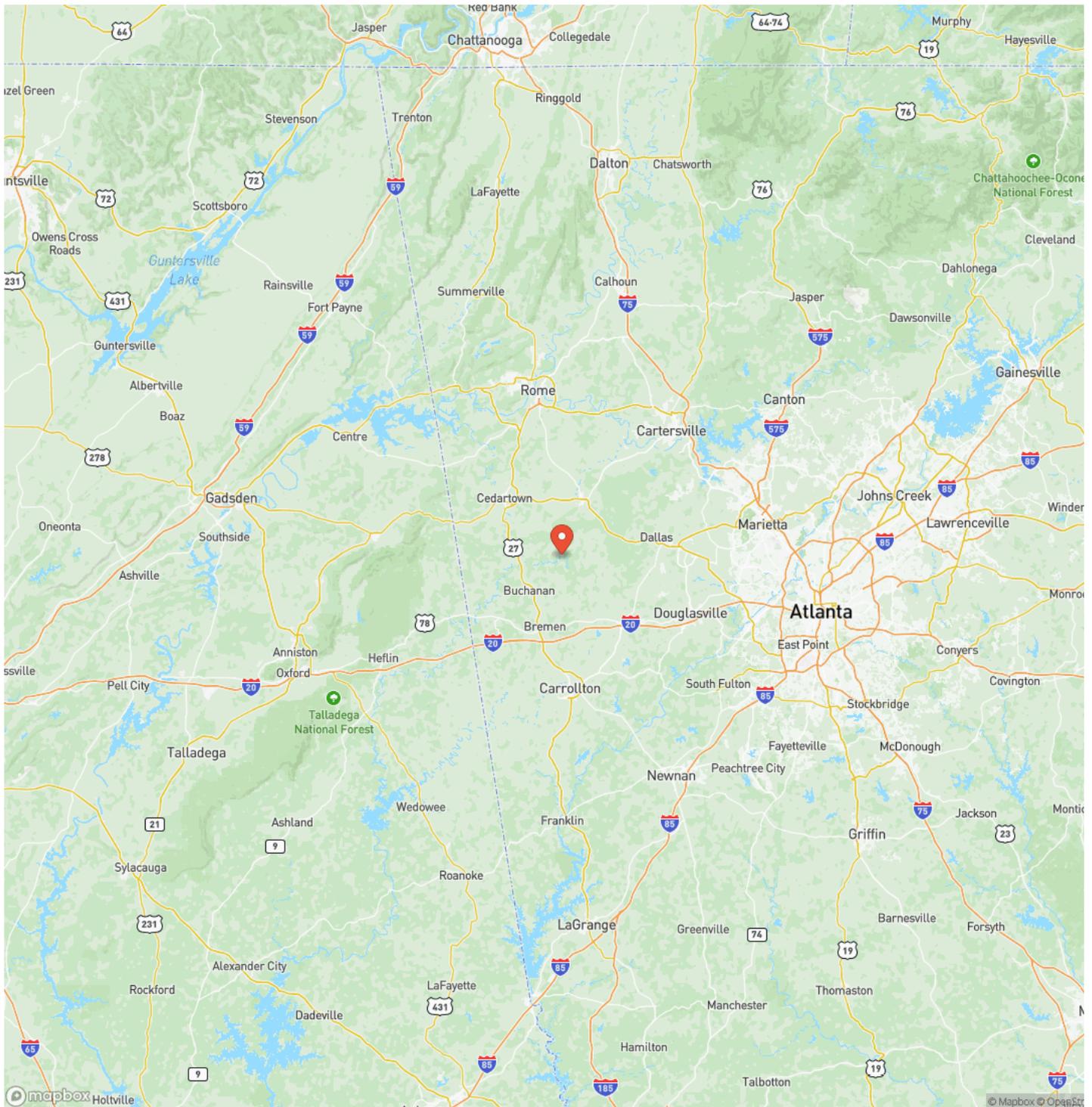
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Locator Map



Locator Map



Satellite Map



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