

8800 N GA 301, TRENTON, GA

Features

🪵 **Structural & Exterior Features** • Post-and-beam cedar log construction with tongue-and-groove connections and vaulted ceilings • Logs re-stained in 2023 for protection and lasting beauty • Concrete foundation fully wrapped in natural stone, with front steps finished in the same • Natural stone accent wall adds both durability and character • Covered front porch with swing and outdoor seating • Expansive 12' x 40' back deck with pergola frame and ramp entrance • French doors that open wide for easy furniture and wheelchair access • Customized underpinning around porch • New gutters and downspouts installed on the front in 2022 • Decorative exterior garage lights (2021) • Homemade barn quilt adds a unique, personal touch • Double-car garage with remote-controlled doors, insulated panels, and exterior keypad entry • Utility building included with lawn mower • Flagstone walkway (currently in need of repair after remodeling)

💡 **Energy-Efficient Design** • All-electric home with modern systems for simpler, more efficient utility management • 6-inch cedar tongue-and-groove log construction provides a tighter weather seal • Upstairs walls built with 6-inch studs (vs. standard 4-inch) for added insulation and stability • Double roof system for improved insulation and longevity • Double-paned windows with full screens throughout • Well-insulated French doors to minimize heat transfer • Insulated garage doors reduce heat gain/loss • New energy-efficient water heater (2024) plus a tankless water heater (2021) for the upstairs master bath — both lowering monthly bills • New HVAC system and ductwork for efficient heating and cooling; easily accessible thermostat for convenience (2024) • Wood stove with blower system and ceiling fan to distribute warm/cool air — includes enough seasoned wood for three normal winters • The entire wood stove unit was professionally cleaned in 2024 • Energy-efficient design yields consistently low power bills (avg. ~\$143/month)

🏡 **Interior Living Spaces** • Smoke-free, pet-free home — meticulously maintained • Spacious open-concept living room with vaulted ceilings and exposed beams • Stand-alone wood stove with natural stone wall backing • Four spacious bedrooms, including: • One with a private en-suite bathroom • One with a walk-in closet and shelving provided • Upstairs bedroom with small private deck and safety ladder access • Three bathrooms: • Two with step-in showers (one curbless/accessible) • One with a full bathtub • New subflooring and 7.5-inch hardwood plank flooring installed downstairs (2024) ceramic and porcelain tile where needed • Exposed beams throughout the home • Spare bedroom and master bathroom upstairs newly painted (extra paint included) • All downstairs rooms feature antique doors with brass knobs • Customized blinds in the living room (2023) • Fully updated (2024) bright kitchen with dark gray leathered granite countertops, recessed lighting, double-basin farmhouse sink, and two-tone cabinetry • Soft-close cabinetry with custom features: pull-out spice rack, two lazy Susans, and drawers in place of lower doors • Two pantries for extra storage and organization, one with four pull-out drawers • Refrigerator features a decorative apron to separate the kitchen from the dining area • Overhead metal pot rack (pots not included) • Matching black appliances (all less than 4 years old) • Dining area flows seamlessly from kitchen to living space for easy entertaining • Upstairs and downstairs layouts allow for privacy as well as family gatherings

🛡️ **Safety & Security Features** • Full ADT security system with exterior cameras and remote monitoring; smoke detection system included • Carbon monoxide detector • Six "Ring" cameras strategically placed outside the home for full coverage • Driveway alarm provides instant alert when a vehicle approaches • Master water shut-off valve located in the garage for quick emergency response or when traveling • Motion-sensor lighting at key entry points for added visibility • Wired Wi-Fi system ensures secure and reliable connectivity for cameras and smart devices • Deadbolts on all exterior doors for added protection • Keypad entry on garage doors for secure, convenient access • Safety ladder provided for upstairs emergency exit • Closet under stairs (housing return unit) doubles as a safety shelter area with battery-powered light — ideal for hurricanes or tornadoes • Solid log construction and stone foundation for durability and protection