

Woods' Edge

Main House and Guest Cottage 70+/- Acres, Thomas County, GA Offered @ \$1.09 Million

**3 Bedroom/3 Bath * 4,000+/- Sq Ft Under Roof (2,678+/- Heat and Cooled) * Guest Cottage
Re-claimed Heart Pine Interior * Home Constructed in 2009 * 30+/- Acres Cultivation
Hardwood Creek Bottom * Southern Living Design * Excellent Hunting
Pecan Trees * Rolling Red Hills * Plantation Area**



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Builder Narrative:

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Leesburg, Georgia 31763
Telephone (229)888-2601

This Plantation Simple – On the line of a Planters style home was built in 2009, for my cousin Jimmy Wamble and his wife Doris after he retired from the Army as a highly decorated Major serving three tours in Vietnam.

My company and I have distinguished ourselves as authentic builders of homes built in the period between 1820 -1880, mostly Plantation Simple homes. So when Jimmy asked if I would be interested in building his home on our Grandmothers farm in Boston, Georgia, which he had purchased years earlier, I gladly accepted.

Our company specializes in the use of reclaimed materials, especially Old Pine and Cypress. In the home we built for my cousin we used Old Heart Pine flooring from an 1890 textile mill that we razed in Albany, Georgia. The beams in the Family Room came from an old farm house that we took down in Terrell County, Georgia. Cabinetry was built in our shop in Lee County, Georgia from lumber we sawed from the old textile mill in Albany, Georgia. Paneling in the Master Bedroom came from large Red Cypress logs that were sawed on our band mill in Leesburg that came from Grady County. Some of the trees had been growing for 800 years. The fireplace mantel and mantel surround were built in our Leesburg shop and designed especially for Jimmy and his wife Doris as were the Library cabinets in Jimmy's Library and the Old Pine kitchen cabinets.

It was a great honor to me and my company to have been chosen by Jimmy and Doris to build their custom home on our Grand Parents farm outside of beautiful Boston, Georgia.

My hope is that whoever buys the property will experience the true love and happiness that it brought Jimmy and his family.

Sincerely,

Forgotten Pines, Inc.

Jimmy Fuller

Notes: 8280 Boston Monticello Road, Boston GA

Specifications:

3Bedrooms 3 Baths

Two HVAC systems

Alarm System

Overall – 3700 sq ft

H/AC- 2636 Sq ft

Porches- 1064 sq ft

(Per Notes from Seller's late husband.)

Tax Record Measurement:

Under Roof

Main House -4004 sq ft (Heat and Cooled 2,678 sq ft)

Guest Cottage- 630 sq ft (Heat and Cooled 522 sq ft)

(Buyer should verify all square footages stated.)

Gulf Coast Cottage Southern Living Plan * Architect- William Phillips of Dauphin Island, AL * Plan Modification by license from Southern Living for cupola and rear screened porch * Builder- Jimmy Fuller of Forgotten Pines, LLC Albany GA * Bricks used in foundation and steps were from old cotton mill in Albany, GA * Reclaimed Heart Pine and Cypress through out home sourced from Forgotten Pines LLC Albany, GA

MLS REMARKS:

Located in the Red Hills Region in Thomas County, GA, South of Boston, and next to Merrily Plantation is Woods' Edge. A South Georgia Home and Farm, consisting of 70+/- acres of Rolling Fields, a few Pecan Trees, a full canopy of Live Oaks, Hardwoods, and Pines. The home was constructed in 2009 by Albany builder, Jimmy Fuller- Architect William Phillips of Dauphin Island AL designed for Southern Living. Boasting (4000+/- Sq Ft under roof (2,678+/- Heat and Cooled) per Thomas County Tax Records, Verify) the home is a showcase of re-claimed heart pine and well-planned living space. Much of the re-claimed heart pine and some brick were taken from a storied cotton mill in Albany, GA.. There is a Formal Dining Room, and a Living/Great Room Area with a Cypress (gas) fireplace. The master BR has a spacious and well-appointed walk-in closet, and the master bath holds an abundance of natural light with double/separate vanities, soaking tub, separate shower, and water closet. There are custom plantation shutters throughout the home with 7 sets of French doors, 3 screened porches, and a center hall that is similar in design and function to a "Dog Trot". Catching gentle breezes through this home really is a "Breeze." There is too much to tell and even more to see and appreciate. The Guest Cottage was built from a design based off a relic building used as a doctor's office. The towering front door of the guest cottage has a story to tell and has likely seen history that you and I can only read about. The white wood fence, the heart pine, and all the details blend to make this an inviting cottage for any guest or visitor. The 70+/- Acres consists of about 30+/- rolling acres of cultivation that could be turned to pasture. The balance of the property is mixed old growth hardwood and pine sloping gently towards the Aucilla Creek/ River System. Excellent Hunting in this area! Top Shelf! Always be on the lookout for arrowheads when walking around the fields near the Aucilla.

This is a detailed architectural floor plan for a 3-bedroom house. The layout includes the following rooms and features:

- SCREENED PORCH:** Located at the top right, with a width of 10'-0".
- BEDROOM 1:** Located at the top left, with a width of 11'-0" and a length of 11'-0". It includes a closet and a window.
- BATH 1:** Located at the top left, with a width of 5'-0" and a length of 5'-0". It includes a toilet, sink, and shower.
- BEDROOM 3:** Located in the middle left, with a width of 11'-0" and a length of 11'-0". It includes a closet and a window.
- BATH 3:** Located in the middle left, with a width of 5'-0" and a length of 5'-0". It includes a toilet, sink, and shower.
- BEDROOM 2:** Located in the middle left, with a width of 11'-0" and a length of 11'-0". It includes a closet and a window.
- BATH 2:** Located in the middle left, with a width of 5'-0" and a length of 5'-0". It includes a toilet, sink, and shower.
- FAMILY ROOM:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a fireplace and a window.
- KITCHEN:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a sink, stove, and refrigerator.
- BREAKFAST NOOK:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a table and chairs.
- DINING ROOM:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a table and chairs.
- LIVING ROOM:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a fireplace and a window.
- FOYER:** Located in the middle right, with a width of 11'-0" and a length of 11'-0". It includes a closet and a window.
- PORCH:** Located at the bottom, with a width of 11'-0" and a length of 11'-0". It includes a railing and a window.

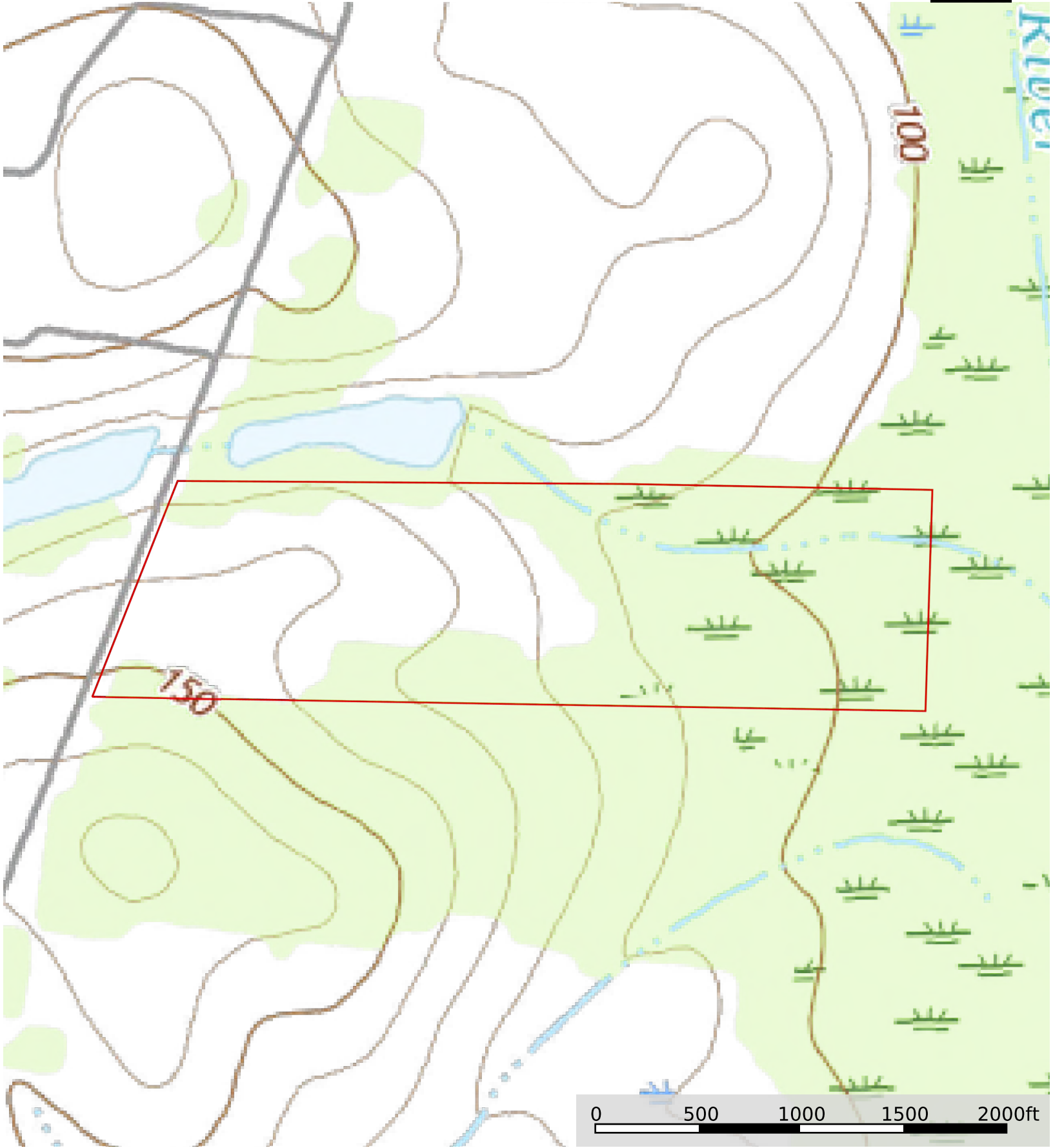
The plan also shows various architectural details such as windows, doors, stairs, and closets. Dimensions are provided for each room and overall measurements for the entire house.

Boston Monticello Road (8280) 70 ACRES, Home, and
Thomas County, Georgia, 70 AC +/-



 Boundary

Boston Monticello Road (8280) 70 ACRES, Home, and
Thomas County, Georgia, 70 AC +/-





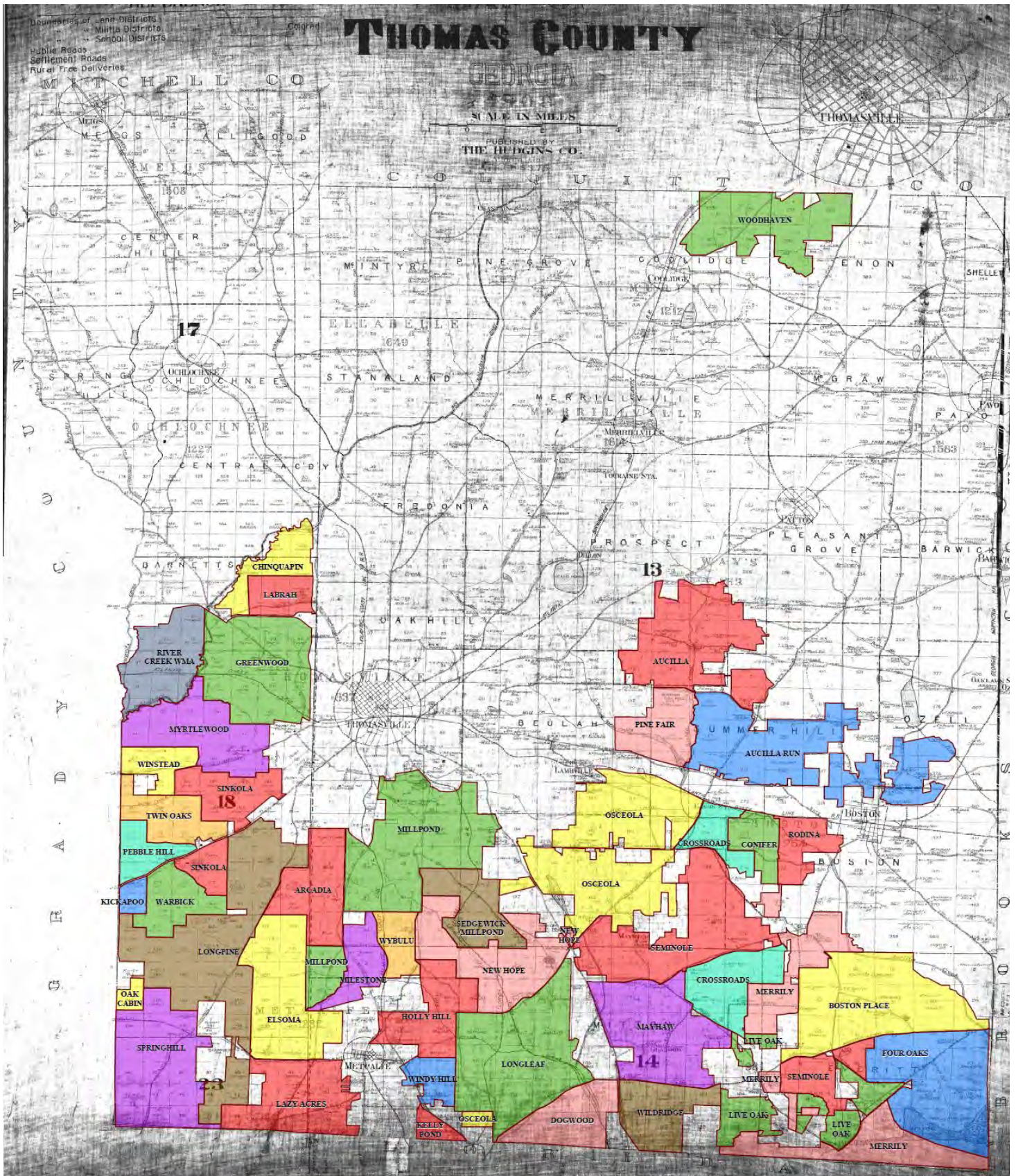








Plantation Map

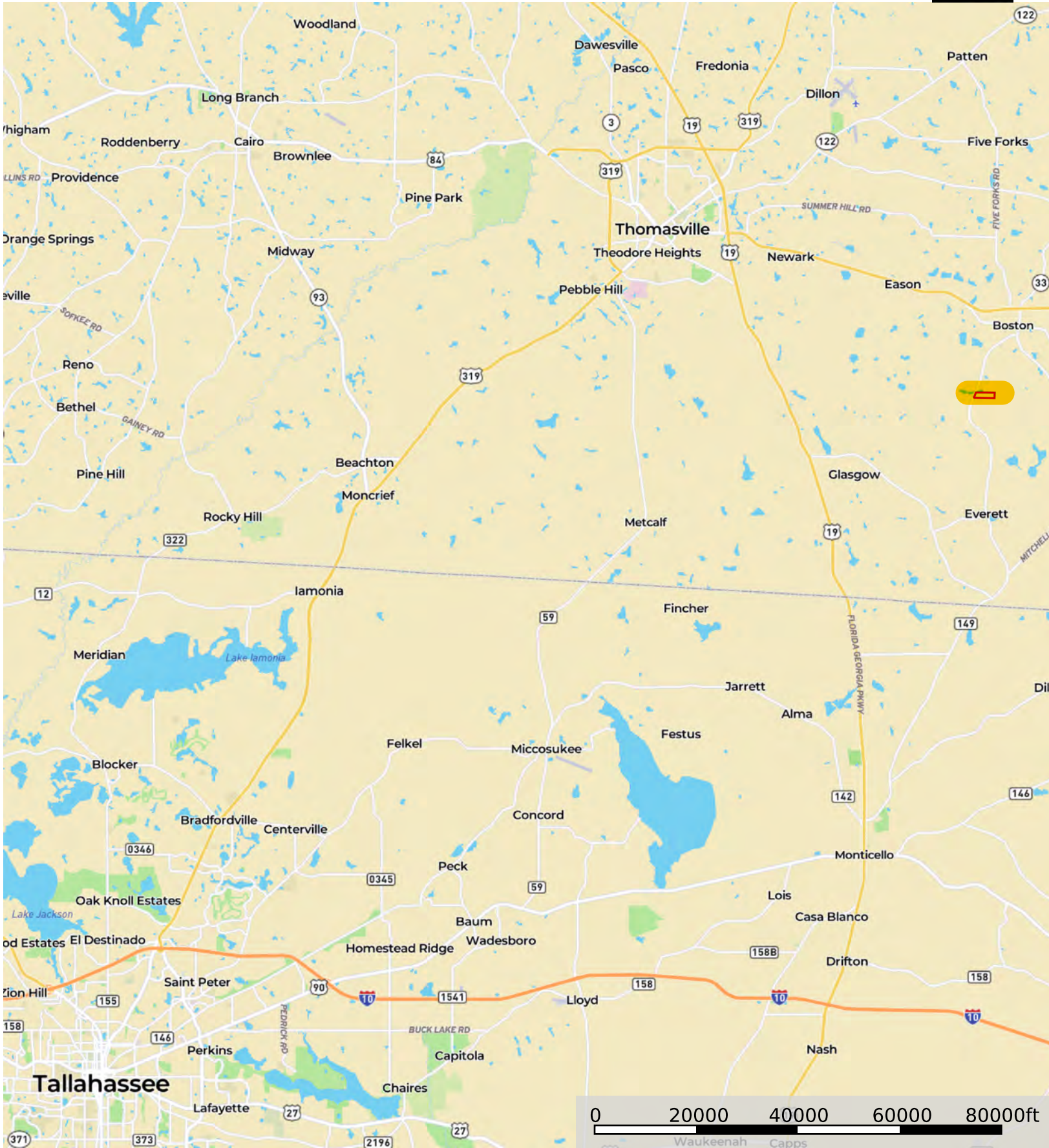



**Boston Monticello Road (8280) 70 ACRES, Home, and
Thomas County, Georgia, 70 AC +/-**



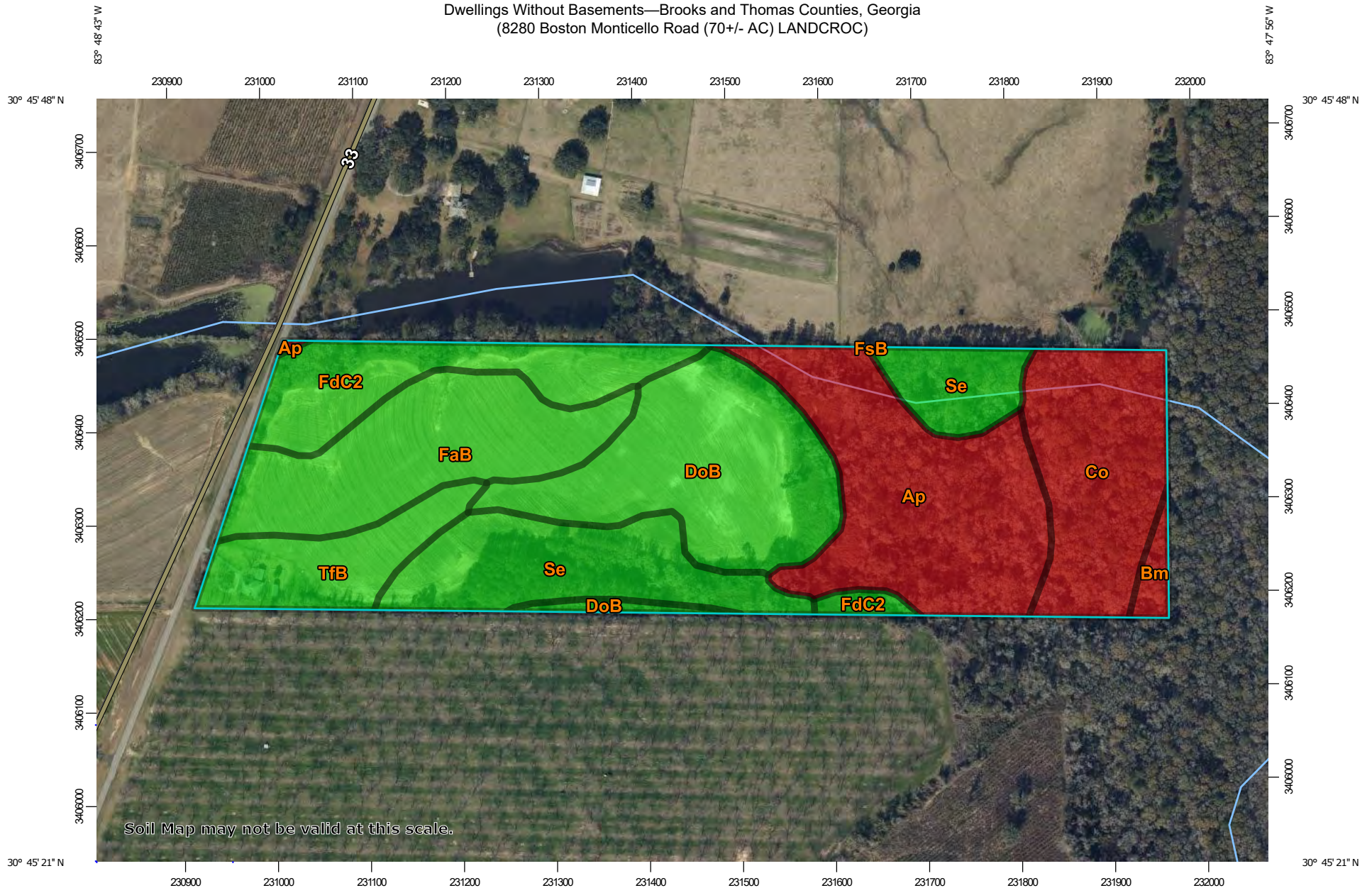
 Boundary

Boston Monticello Road (8280) 70 ACRES, Home, and
Thomas County, Georgia, 70 AC +/-



 Boundary

Dwellings Without Basements—Brooks and Thomas Counties, Georgia
(8280 Boston Monticello Road (70+/- AC) LANDCROC)



Map Scale: 1:5,760 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/16/2021
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