

FOR SALE BY OWNER

■ Charming 2BR / 2BA Renovated Historic Cottage on Love Street

■ Thomasville, Georgia – Just 2 Blocks from Downtown

This beautifully restored **2-bedroom, 2-bath historic home** is located in the **Tockwotton Historic District**, only a short stroll from Downtown Thomasville's shops, restaurants, churches, Meta Day Spa, and YMCA. Nestled in the **Red Hills Plantation region**, this property offers timeless Southern charm with modern convenience.

■ Features & Upgrades

Interior

- Kitchen (2018): Honed marble countertops, stainless steel appliances, gas stovetop/oven, disposal, built-in wine cooler, custom cabinetry, tile backsplash (2025)
- Master Suite (2018): Steam shower, honed marble vanity, custom cabinetry, new lighting/fans, walk-in closet
- Guest Bath: Classic clawfoot tub
- Hardwood floors throughout
- Gas fireplaces in Master, Living Room, and Kitchen
- Reclaimed wood fireplace mantels (cedar & curly pine)
- Built-in shelving in pantry & laundry (2025)
- Fresh interior paint (2025)

Systems & Structure

- Plumbing & electrical replaced (2010)
- New AC unit (2016) – serviced twice yearly
- Icynene insulation in attic & crawl space (2018)
- Rinnai tankless water heater (2018)
- Foundation work completed (\$26,000 – 2024)
- New stainless washing machine (2024)
- New roof (May 2025)
- Exterior painted & siding repaired (2025)
- New gutters for improved drainage (2025)

Outdoor Living

- Brick-paved patio with pergola & hot tub (2018; refreshed 2025)
- Sod & landscaping updates (2018 & July 2025 – new St. Augustine sod, viburnum & jasmine for privacy)
- Brick walkways, pillars, & patio grout repaired (July 2025)

■ Maintenance & Protection

- Pest Control: Astro Pest, bi-monthly (\$60)
- Termite Bond: \$235 annually

■ Financials (2024)

- Property Taxes: \$2,075.98 (County: \$699.83 | City: \$1,376.08)
- Homeowners Insurance: \$1,856.00 annually

■ **A rare opportunity to own a fully renovated historic home with modern systems already updated — move-in ready and worry-free.**

■ **Contact Lori at 299-977-6065 or Lori@JonKohler.com for more information or to schedule a private showing.**