

**1024 Egret Way**  
**Lot # 7 - Sand Ridge Subdivision**  
Lake Park, Georgia  
\$238,400

**4 Bedroom • 2 ½ Bath • Great Room • Dining Room • Kitchen Pantry  
Breakfast Area • Laundry Room • Walk In Closets • Screen Porch  
2 Car Split/Garage • Storage Room**

**Upgrades-**

Custom Oak Cabinets • Wood & Tile Floors • Tray Ceilings • 9' X 10' Ceilings •  
Ceiling Fans • Recessed Lighting • Jacuzzi Tub & Tile Shower In Master Bath •  
Acrylic Tub/Shower Unit • Brushed Nickel Fixtures • Gas Fireplace • Screened  
Porch • Pre-Wire Security • Raised Panel Doors • Stainless Steel Appliances

**Approximate Dimensions**

Great Room - 19 X 16  
Dining Room - 11 X 12  
Kitchen - 12 X 13  
Breakfast - 12 X 9  
Laundry - 7 X 11  
Garage - 22 X 22  
Screen Porch - 10 X 24  
Front Porch 7 X 19

Master BR - 16 X 14  
Master Bath - 10 X 12  
BR # 2 - 15 X 11  
BR # 3 - 15 X 11  
Office - 12 X 12  
2<sup>nd</sup> Bath - 12 X 6  
½ Bath - 6 X 8

**Square Footage: Lot - 23,887 Total - 3,174 Heated - 2,194**

Deed Restrictions  
City of Lake Park Water  
Lowndes County Sewer  
Cul-de-sac  
Colquitt EMC  
Heat Pump HVAC  
Concrete Siding, Thermopane Windows  
Landscaped/Sprinkler System

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