



**Residential** - Detached

**FMLS #:** 6697024 **Broker:** BHHS05

**2219 Costley Mill Road NE**

**City:** Conyers

**County:** Rockdale

**Subd/Comp:** Conyers

**Availability:** No conditions

**Area:** 101

**State:** Georgia, 30013-1052

**Lake:** None

**Lvls Bdrms Baths Hlf Bth**

**Upper** 4 2 0  
**Main** 1 1 1  
**Lower** 0 1 0  
**Total** 5 4 1

**SCHOOLS**

**Elem:** Hightower Trail **Bus Rte:** Y  
**Middle:** Conyers **Bus Rte:** Y  
**High:** Heritage - Rockdale **Bus Rte:** Y

**Subtype:** Single Family Residence

**Levels/Stories:** 2

**Year Built:** 2000

**Arch Style:** Traditional

**Condition:** Resale

**Sq Ft/Source:** 7,585 / Public Records

**Acres/Source:** 8.0000 / Owner

**Const:** Brick 4 Sides, Stucco

**Directions:** 40 minutes east of Atlanta on I20. Right next to the International GA Horse Park. GPS

**Public:** First time on the market! Exceptional quality. Builders custom home. Enjoy 8+Acres of gated privacy with an option to purchase an additional 40 acres. In equestrian country and close to bike/hiking/walking trails and the horse park. One mile from the Cherokee run golf club. Enjoy this private residence with pool and spa, sports court, outdoor fire pit and dining areas. Open floor plan with gorgeous rolling hills views from every window. All windows were upgraded with Anderson Windows last year. All doors replaced with Pella (lifetime warranty) last year. New architectural roof installed in 2017. Lifetime Helmut Gutter Guard. Master on main with doors out to the patio and spa. High ceilings, fully finished terrace with media, game room and gym. Theatre seats 10 with surround sound. Surround sound is also featured throughout the interior and outdoor spaces of the home. Four car garage.

## FEATURES

**Bedroom:** Master on Main  
**Master Bath:** Double Vanity, Separate Tub/Shower  
**Kitchen:** Breakfast Room, Country Kitchen, Eat-in Kitchen, Keeping Room, Kitchen Island, Pantry, View to Family Room  
**Dining:** Seats 12+, Separate Dining Room  
**Laundry:** In Hall, Laundry Room  
**Rooms:** Bonus Room, Exercise Room, Family Room, Game Room, Library, Living Room, Media Room, Sun Room, Workshop

**Accessibility:** Approach with Ramp, Entrance  
**Appliances:** Dishwasher, Disposal, Double Oven, Dryer, Microwave, Range Hood, Refrigerator, Washer  
**Basement:** Daylight, Finished, Full, Interior Entry  
**Community:** Gated, Near Shopping, Near Trails/Greenway, Park, Pool, Stable(s)  
**Cooling:** Central Air  
**Dock:** None  
**Electric:** 110 Volts  
**Exterior:** Courtyard, Garden, Private Front Entry, Private Rear Entry, Private Yard  
**Fencing:** Back Yard, Fenced  
**Fireplace #:** 2  
**Fireplace:** Gas Starter, Living Room, Outside  
**Flooring:** Carpet, Hardwood  
**Gm Bld Cert:**  
**Gm Efficiency:** None  
**Gm Gen:** None  
**Heating:** Central  
**HERS Index:**  
**Horse Amen:** Boarding Facilities, Riding Trail  
**Interior:** Bookcases, Double Vanity, Entrance Foyer 2 Story, High Ceilings 10 ft Main, His and Hers Closets  
**Lot Features:** Back Yard, Creek On Lot, Front Yard, Private  
**Other Equip:** Home Theater, Irrigation Equipment  
**Other Struct:** Outbuilding  
**Parking Feat:** Driveway, Garage, Garage Faces Side, Kitchen Level, Level Driveway, Parking Pad, RV Access/Parking  
**Parking:** **Carports:** **Garages:** 4 **Parking:** 0  
**Patio/Porch:** Deck  
**Pool Features:** Gunite, Heated, In Ground  
**Pool Private:** Yes  
**Road Front:** State Road  
**Road Surface:** Asphalt  
**Roof:** Composition, Other  
**Security:** Secured Garage/Parking, Security System Owned  
**Sewer:** Septic Tank  
**Spa:** None  
**Utilities:** Electricity Available, Phone Available, Water Available  
**View:** Other  
**Water Frntage:** 0  
**Water Source:** Well  
**Water front:** None  
**Windows:** Storm Window(s)