



2790 Bankstone Dr. SW

Marietta, GA 30064

Single Family House

Location:

Listed At \$295,000

4 Bedrooms

2 Full Baths

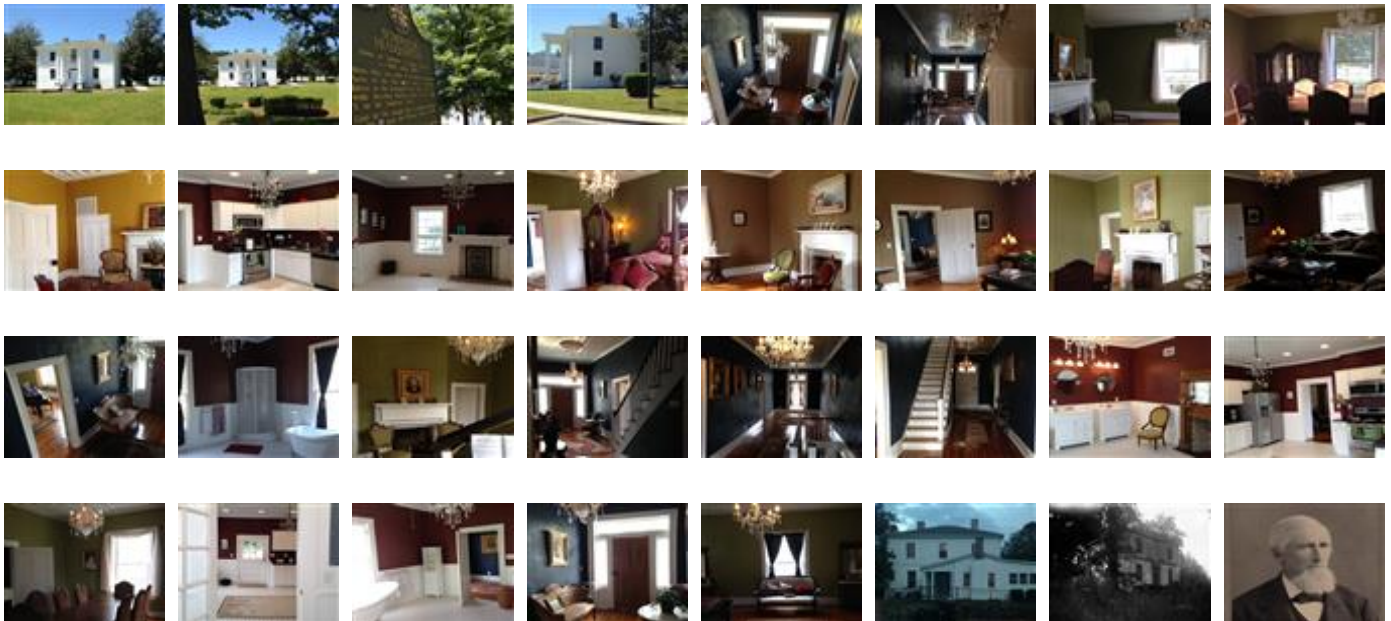
No Garage

2 Stories

3,692 Sq. Ft.

Lot Size: 0.8 Acres

Once in a lifetime opportunity to own a fine example of Greek Revival architecture. circa 1856



AMENITIES

Air Conditioning
Attic
Fireplace

ADDITIONAL INFORMATION

Once in a lifetime opportunity to own a fine example of Greek Revival architecture known as The Cheney-Newcomer House circa 1856 - Schofield's Headquarters. The Cheney-Newcomer House is listed on the National Register of Historic Places, and is one of a handful of Greek Revival antebellum homes in Marietta that survived the Civil War. Maj. General John Schofield used the home as his headquarters from June 22nd to 30th of 1864, and was used as a Union hospital during heavy fighting on Powder Springs road that same year.

As a strategic location during the Battle of Kennesaw Mountain, the Cheney-Newcomer House circa 1856 played a crucial role for the siege of Atlanta. Major General William Tecumseh Sherman planned the Battle of Kennesaw Mountain at this home on June 25th of 1864. In fact, Sherman through war correspondence, planned to make the Cheney-Newcomer house his headquarter on July 3rd of 1864.

This splendorous home features a stone-masonry construction on the first floor and a wood frame construction on the upper level. This form of construction is considered rare for the area and is one of only two known examples in the State of Georgia.

The grand entrance foyer features an original four panel front door with a splendid trabeated

transom and sidelights. Furthermore, this architectural masterpiece features ax-hewn beams, a wooden pin construction, 20-inch masonry stone walls, original wide-heart-pine ceiling panels, two porches and four magnificent Doric Columns. This elegant home features a brand new kitchen and bathrooms, two great-hallways, formal and informal parlors, and a prominent dining room. This majestic home includes all new plumbing and electrical, new HVAC and ductwork, new stainless steel appliances and features 3,692 sq-ft of heated living space.

In addition, the house features 160-year-old wide-heart-pine floors, that still possess their margaritaceous luster, 9 fireplaces, original ruff-locks, horse-haired plaster walls, wooden moldings, the original staircase and balusters, hand-planed Greek Revival two panel doors, and grandiose chandeliers in every room. Included with the property, is the last remaining stretch of the old Tennessee Wagon Roadbed, which dates back before the revolutionary war and the landscaping is maintained by the neighboring community per the Cobb County Preservation Plan. Cobb County Community Development's comprehension plan allows for commercial LRO, (small office use); however, was recently rezoned to R-20 (residential). It may be reverted back to LRO as the present zoning is non-conforming to neighborhood activity use, encouraging small office or limited retail use. This sound structure may meet FHA guidelines. All mechanics and structural facets are certified by mechanical and structural engineer. The home has passed all Cobb County inspections.

Recently appraised for \$360,000 at highest best use value. Cheney-Newcomer House would make a great home or business. The home has a protective covenants attached to the property and a State of Georgia Historical Marker on the grounds. The house is being sold well-below highest and best use value. This won't last long so schedule an appointment ASAP! Owner is a licensed Georgia Real Estate Broker. GA R.E. Lic #366428

Offered by Assist-2-Sell Buyers & Sellers Realty • 2790 Bankstone Dr. SW • Marietta, GA 30064 • 877-827-SIGN • 404-492-0244 • rwolpin@assist2sell.com

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