



## Kent Rock Manor: Luxury Estate/Event Venue on 50± Acres

5520 Kent Rock Road, Loganville, Georgia

### Manor with Gated Access

- 16,750± SF Estate with 5 Bedrooms, 6 Full Baths & 3 Half Baths
- Custom Woodwork Throughout
- Winding Wooden Staircase & One-of-a-Kind Murals
- Vaulted & Wood Coffered Ceilings & Arched Doorways
- Gourmet Kitchen with 2 Granite Islands
- Main Level Primary Suite with Sitting Room, Fireplace, Jetted Infinity Tub
- 4 Additional Bedrooms with En-Suite Bathrooms on Upper Level
- Elevator
- Indoor Pool with Sauna & Steam Shower
- Bar/Tasting Room with Wine Cellar
- Media Room (80%+ Completed)
- 3-Car Attached Garage
- 3-Car Detached Garage Accessible by Breezeway with Carriage House
- 120,000± Gallon Outdoor Pool with Waterfalls, Hot Tub, & Private Grotto/Cave
- Produced \$1.1M Income from a Hollywood Studio in 2021-2022
- Located less than 1 hour to Atlanta/International Airport, Athens, Lake Oconee
- Only a 15 Minute Drive to Interstate 20 and Conyers

### Carriage House

- Located Above the Detached 3-Car Garage
- 918± SF with Bedroom, Living Room, Full Kitchen, & Full Bathroom
- Accessed by Beautiful Winding Staircase

### Gymnasium, Baseball Field, Detached Garage, Parking Lot, & Stocked Pond

- Custom, Private Golf Course with 4 Putting Greens to Play 18 Holes Using Various Tees
- Baseball Field with Dugouts & Announcer Stand
- Gymnasium Building
  - 5,760± SF Gymnasium with Movable Goals
    - Glass Garage Doors on Each Side
    - 2.5 Bathrooms
  - 2,400± SF of Living Space with 2 Separate Apartments
    - Apartment 1: 1 Bedroom, 1.5 Bathrooms, Full Kitchen, Dining Area, Living Room & Laundry
    - Apartment 2: 1 Bedroom, 1 Bathroom, Full Kitchen, Dining Area, Living Room & Laundry
  - 1,920± SF Garage Space
    - Tall Ceilings with Vehicle Lift Capability
    - 4 Garage Doors (2 on each side)
- 6-Car Detached Garage
  - 1,875± SF Heated & Cooled Space
  - Tile Floors
- Paved Parking Lot
- 2.5± Acre Stocked Pond with Bridge to Access Putting Green

## The "Rock House"

- Gated Access
- 1,730± SF 2-Story Home
- 120± SF Garage Space
- Potential for 2 Separate Apartments
- Multiple Exterior Access Points
- 2 Full Bathrooms (1 Up, 1 Down)
- 2 Full Kitchens

## Private Parking Lot/Storage Lot with Gated Access

- Partial Graveled Lot with Room for Expansion
- Road Cut/Graveled to Main Home Property
- Fenced Along Kent Rock Road

### **AUCTION INFORMATION**

**Auction:** Online bidding begins October 3 and concludes Thursday, October 13 at 11:00 am ET subject to auto-extend.

**Buyer's Premium:** A 10% Buyer's Premium will be added to the final bid to determine the Total Contract Price paid by the Purchaser.

**Terms of Sale:** A contingency-free sales contract must be executed by the purchaser on auction day. The purchase terms are a 10% non-refundable down payment due by 4:00 pm CT the following day with the remaining balance due within 30 days.

**Registration Requirements:** A registration amount of \$25,000.00 must be submitted to Target Auction Company PRIOR to being approved to bid. Should you not be the Purchaser, this will be promptly refunded. Call 800-476-3939 for details.

**Buyer Agent Compensation Available:** A 2% commission is available for representing the purchaser. See the Broker Compensation Form under this property's Documents Tab.

**Property Tours:** by appointment only on September 28 (Wed), October 1 (Sat), 5 (Wed), 8 (Sat), and 12 (Wed) from 10:00 am until 3:00 pm ET. An appointment is required. Please RSVP to 800-476-3939 to schedule your private viewing.

**Directions:** From Atlanta - Take I-20 East to Conyers and take Exit #82. Turn left (north) on Hwy 138 East for 8.3 miles. Turn left onto Kent Rock Road. Travel 2.2 miles and the property will be on the right.

[Questions? Call 800-476-3939](tel:8004763939)

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