



1255 SCENIC DRIVE

List Price: **679,000**

Residential

Mls#: **179053**

Active

Area: **Ar 6 Fannin, Sub 1**

#Bdrm Main:	Bedrooms: 4	Zoning:	Restrictions: No	Section: 2
#Bdrm Upp: 4	Full Baths: 3	Lot Size: 6 acres	District: 8	Covenant: No
#Bdrm Low:	Partial Baths:	River/Creek:	Tax ID:	
Ownership%: 100	Survey Avail: No	Lake Name:	Deed Book: 523	Page: 708
Year Built: 2005	State: GA	Land Lot: 260	Plat Book: C23	Page: 7
Acreage: 6	Foreclosure: No	Lot Number:	Condition: Excellent	
Mast Bdrm: Upper Floor		Schools: Fannin	Additional Acreage: Yes	

Finish Ext: Cedar, Wood Siding, Stone	Subdiv:
View: Mountain, Year Round, Pasture	Driveway: Gravel, Asphalt
Parking: Garage, Carport, See Remarks	Water: Private Well
Heating: Central, Gas, Heat Pump, Gas Logs	Sewer: Septic
Cooling: Central Electric	Windows: Storm, Insulated, Wood
Road: Paved	Roof: Shingle
Lake Size:	Frontage: Road
Laundry: In House/Apartment	Closing: Possession At Closing
Township:	Basemnt: Slab
Construct: Frame	Style: Cape Cod, Chalet, Country/Rustic, Two Story
Completo Resale	Fin Trms: Cash Refinance
Terrain: Rolling	Miles: Under 5 Miles
Floors: Wood, Carpet, Terrazzo/Tile	Amenities:

Rooms: Den/Office, Living Room, Dining Room, Kitchen
Interior: Draperies, Cable TV Available, Hi-speed Internet, Ceiling Fans, Satellite Dish, Blinds
Exterior: Porch, Deck, Out Buildings, Barns, Work Shop, Fence, Storage, Pasture, Private Location, Pool
Appliance: Refrigerator, Stove, Microwave, Dishwasher, Disposal
Limited Ser: No

From hwy 515 and Hwy 5, take hwy 515 to Scenic Dr (Arby's) Go approx. 1.5 miles the driveway will be on the right, black fencing and gated driveway. Shown by Appointment only PLEASE DO NOT drive up driveway without Appointment.

Uniquely distinctive home on over 6 acres offers an awesome view of the pasture and mountains. Peace and serenity surround this family home, bring your children and horses! Less than 5 minutes to town yet a world away! Many features include a gourmet kitchen, huge master bedroom with sitting area, luxurious bath, screened porch and heated custom pool with waterfall. Detached 3 car heated garage has caretaker apartment above. 2 car garage in main house can easily be converted to additional master suite on the main level. Home with 18+ acres is available for \$980,000.

Call Pam Orr 706-455-1350 for appt. to show. PLEASE DO NOT drive up the driveway without an appt. Thank you!

Owner: seller	PH:	Licensed Owner:
Show: Occupied, Call Listing Office		City: Blue Ridge 30513
List Agent: Pam Orr	Ph: 706-455-1350	Agency: Exclusive Right of Sale Sale Com 3.5
List Office: MOUNTAIN SPIRIT REALTY LLC	Ph: 706-946-7111	Sub Agency Offered: No Var Com Rate: No

