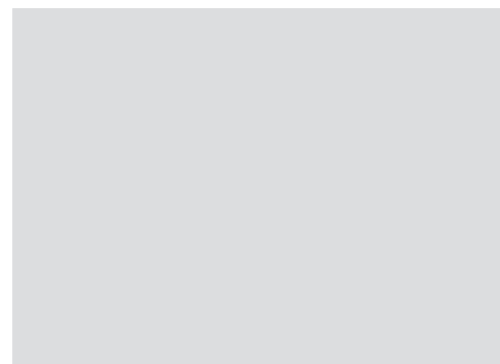
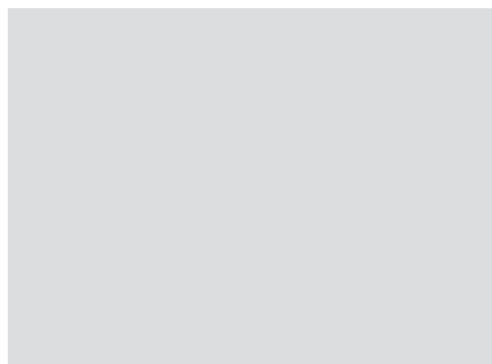
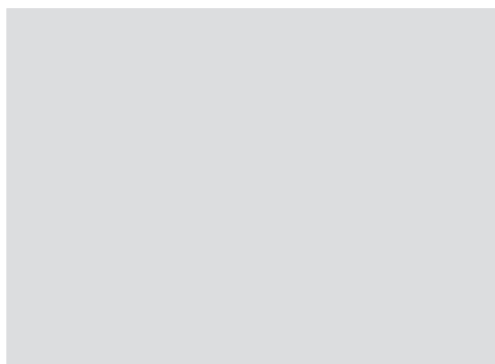
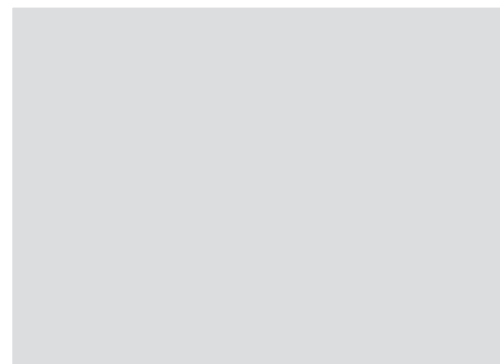
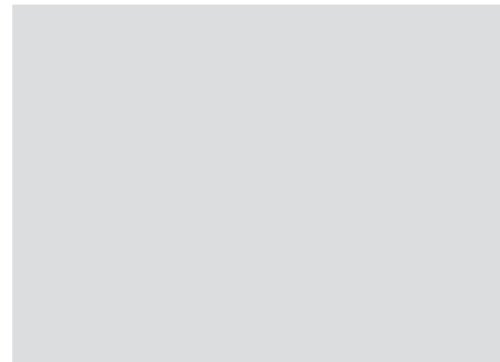


# Ivy Ridge Way - Lot 41 | The Summit At Lake Burton

1.27 acres with views | \$65,000 | GAMLS# 20109743



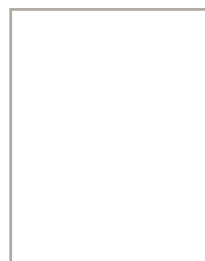
Lake and mountain views from this 1.27 acre lot in a gated community above Lake Burton. Buildable lot with paved roads, 5-minute drive to LaPrade's Marina for restaurants, boat storage, and lake access, close proximity to Waterfall Club, and, easy access to downtown Clayton.

**JENNIFER KYLE**

C: 706-968-2255

O: 706-212-0228

Jennifer.Kyle@HarryNorman.com  
JenniferKyle.net



**Your *Dream* Is Our Focus**

Integrity | Local Knowledge | Global Connections



|                          |  |
|--------------------------|--|
| <b>GAMLS No.:</b>        | 20109743   |
| <b>Property Type:</b>    | Land   |
| <b>Property Subtype:</b> | Residential Lot                                  |
| <b>Address:</b>          | 0 Ivy Ridge Way, Lot 41<br>Clarksville, GA 30523 |
| <b>Subdivision :</b>     | The Summit at Lake Burton                        |
| <b>MLS Area:</b>         | 451  |
| <b>Acres:</b>            | 1.270  |
| <b>Status:</b>           | New  |
| <b>Own Condition:</b>    |  |

|                         |            |
|-------------------------|------------|
| <b>On Market Date:</b>  | 02/15/2023 |
| <b>List Price:</b>      | \$65,000   |
| <b>LP/Acre:</b>         | \$51,181   |
| <b>Off Market Date:</b> |            |
| <b>Projected Close:</b> |            |
| <b>Days On Market:</b>  | 29         |

**PROPERTY INFORMATION**

|                       |             |
|-----------------------|-------------|
| <b>County:</b>        | Rabun       |
| <b>Present Use:</b>   | Subdivision |
| <b>Potential Use:</b> | Residential |

|                         |             |
|-------------------------|-------------|
| <b>Total Acres:</b>     | 1.270 Acres |
| <b>Lot:</b>             |             |
| <b>Price Per Acre:</b>  | \$0         |
| <b>Fees:</b>            | \$          |
| <b>Waterfront:</b>      | 0 Ft.       |
| <b>Frontage Type:</b>   |             |
| <b>Water Body Name:</b> |             |

|                |                                |
|----------------|--------------------------------|
| <b>Elem:</b>   | Rabun County Primary/Elementar |
| <b>Middle:</b> | Rabun County                   |
| <b>High:</b>   | Rabun County                   |

**Remarks:** Lake and Mountain views from this 1.27 acre lot in a Gated community above Lake Burton Buildable lot with paved roads. 5-minute drive to LaPrade's Marina for restaurants, boat storage, and lake access; close proximity to Waterfall Club; and, easy access to downtown Clayton.

**Directions:** From Clayton, take 76W to Hwy 197. Drive past Moccasin Creek Park to next right on Summit Ridge Dr. Drive through gates up the hill to right on Ivy Ridge Way. Lot on the right.

**FEATURES**

|                       |                     |                        |   |
|-----------------------|---------------------|------------------------|---|
| <b>Amenities:</b>     | None                | <b>Topography:</b>     | Sloped  |
| <b>Boathouse:</b>     |                     | <b>Units Per Acre:</b> | 1   |
| <b>Road Frontage:</b> | Private Road, 0 ft. | <b>Utilities:</b>      | Electricity Available,High Speed Internet,Underground Utilities |
| <b>Structures:</b>    |                     | <b>Water Lot:</b>      |   |
|                       |                     | <b>Zoning:</b>         |   |

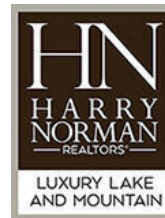
**OTHER INFORMATION**

|                          |       |                            |  |
|--------------------------|-------|----------------------------|--|
| <b>Association Fees:</b> | \$500 | <b>Documents:</b>          | Deed Restrictions/Convenants,Boundary Survey,Legal Description |
|                          |       | <b>Possible Financing:</b> |  |



**Jennifer Kyle**  
 Phone: 706-968-2255  
 Email: jennifer.kyle@harrynorman.com

Harry Norman REALTORS  
 141 South Main Street  
 Clayton, 30525  
 Phone: 706-212-0228



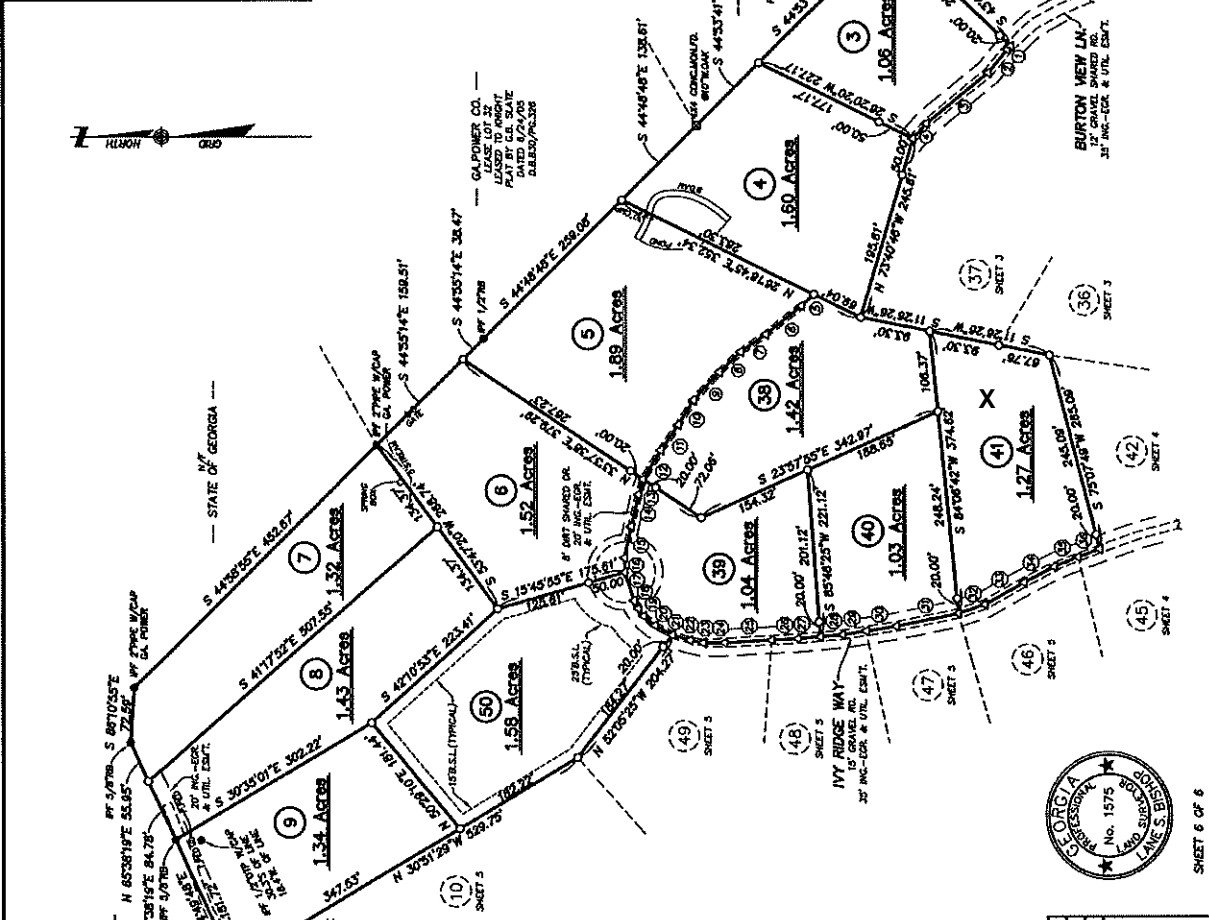
Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



# FOR INFORMATIONAL PURPOSES ONLY

**LEGEND**

- CALCULATED POINT
- IRON PIN SET (PPS 1/2" DIA)
- IRON PIN FOUND (I.P.F.)
- PROPERTY LINE MARKER
- PROPERTY LINE
- FENCE LINE
- STREAM
- HOLLOW
- UNIDENTIFIED LINE (ULL)
- CENTERLINE
- POWERLINE
- TELEPHONE LINE
- CRAVEL ROAD
- DIRT ROAD
- TELE. POLE
- FENCE POST F.P.
- DEED BOOK
- L.L.C.
- LAND LOT CORNER
- N.T.S. NOT TO SCALE



**RECORDING STAMP SPACE**

eFiled & eRecorded  
 DATE: 7/19/2018  
 TIME: 3:34 PM  
 PLAT BOOK: 02018  
 PAGE: 00191  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 4453036099  
 CLERK: Holly E Henry-Perry  
 Rabun County, GA  
 NOTE: REC#149713

| Course | Bearing       | Distance |
|--------|---------------|----------|
| 1      | N 45°12'50" W | 8.67'    |
| 2      | N 50°57'07" W | 39.97'   |
| 3      | N 59°11'55" W | 100.84'  |
| 4      | N 47°42'29" W | 26.95'   |
| 5      | N 59°27'08" W | 60.91'   |
| 6      | N 35°10'55" W | 40.91'   |
| 7      | N 47°19'45" W | 38.05'   |
| 8      | N 49°30'39" W | 50.05'   |
| 9      | N 58°41'47" W | 44.83'   |
| 10     | N 73°16'08" W | 21.97'   |
| 11     | N 78°45'16" W | 62.90'   |
| 12     | N 79°53'10" W | 42.39'   |
| 13     | S 85°34'45" W | 19.15'   |
| 14     | S 61°53'58" W | 12.14'   |
| 15     | S 64°53'03" W | 12.97'   |
| 16     | S 67°19'24" W | 19.25'   |
| 17     | S 29°31'40" W | 24.16'   |
| 18     | S 17°52'55" W | 24.91'   |
| 19     | S 00°10'45" E | 28.90'   |
| 20     | S 02°53'08" E | 82.39'   |
| 21     | S 05°30'05" E | 34.45'   |
| 22     | S 04°55'13" E | 29.62'   |
| 23     | S 04°02'58" E | 31.97'   |
| 24     | S 08°42'55" E | 40.36'   |
| 25     | S 11°50'39" E | 84.65'   |
| 26     | S 18°42'01" E | 36.81'   |
| 27     | S 25°30'09" E | 38.05'   |
| 28     | S 21°14'44" E | 34.57'   |
| 29     | S 19°42'07" E | 31.00'   |

**FINAL PLAT FOR  
 THE SUMMIT AT  
 LAKE BURTON**

LAND LOTS 105 & 108 5th DISTRICT  
 RABUN COUNTY, GA. JUNE 18, 2014  
 SCALE: 1" = 100'

100' 0' 100' 200' 300'

8/2/16: REVISED ALL 20' EMTS. TO 35' EMTS. AND  
 7/7/16: REVISED OWNER/SUBOWNER NAME (160821'B)  
 1/16/16: REVISED SUBDIVISION RECORDING NUMBER  
 ALL EMTS TO 35' AS INSTRUCTED. (160820'A)

|           |               |               |                |
|-----------|---------------|---------------|----------------|
| OFFICE    | R.O. FIELD    | M.M. DRAIN BT | K.E. B/14/2014 |
| CRO. FILE | DWG. FILE     | J. G. #       | F.L.D. BOOK    |
| RAS 05001 | SUMMIT 35 rev | 140821'B      | 514            |

**DESIGNED BY  
 LANE S. BISHOP AND ASSOCIATES**

LAND AND ENGINEERING SURVEYS  
 GEORGIA P.E.S. CERTIFICATE OF AUTHORIZATION #5700003  
 PO BOX 1006 4148 EAST FIRST ST. BLUE RIDGE GA. 30613  
 PHONE: (706)832-8974 FAX: (706)832-4673  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 15715  
 THE S.S.S. P.E.S. INC. 815 S. PETERS



SHEET 6 OF 6