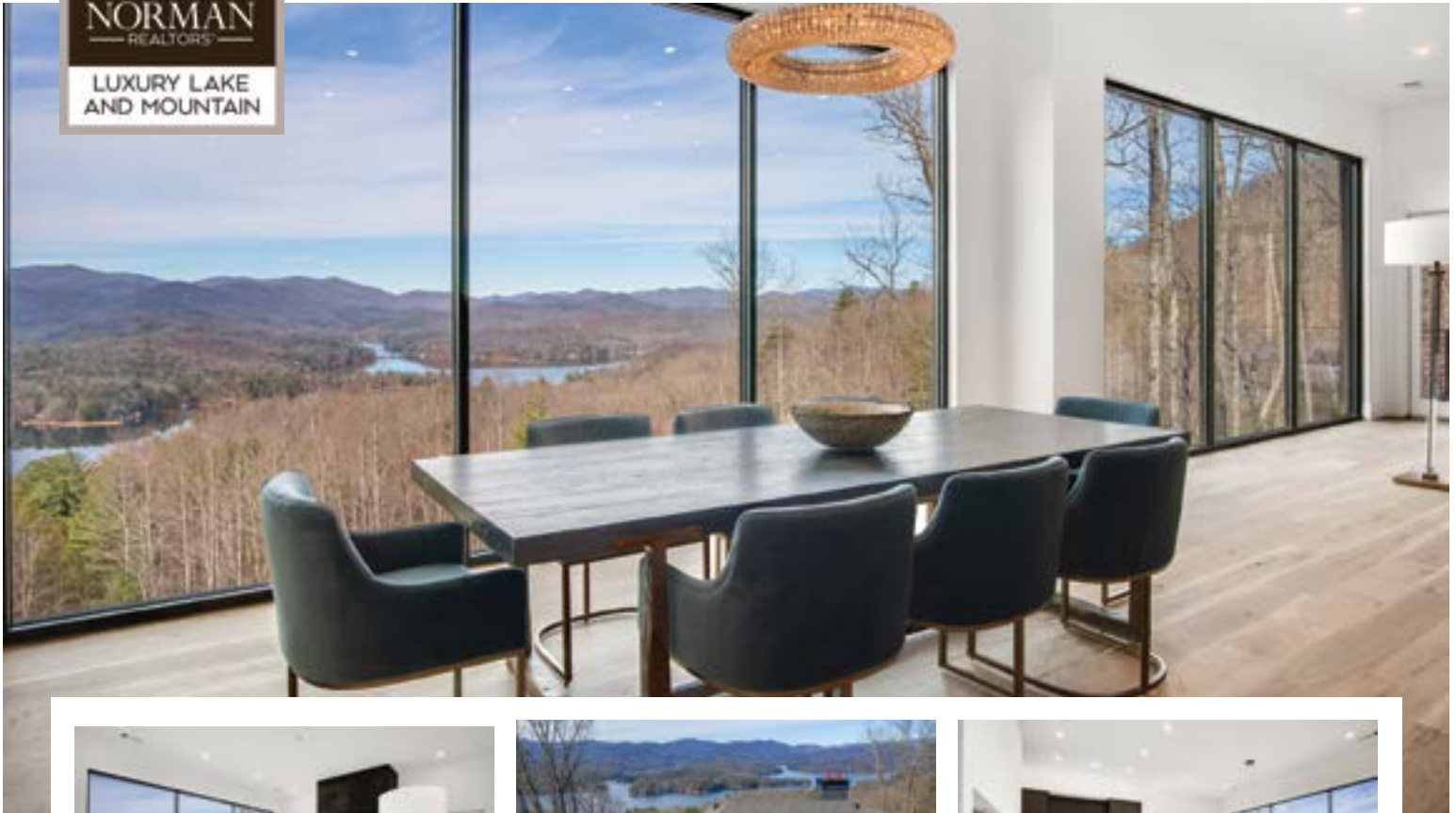




1572 Parker Hollifield Rd | TIGER | GAMLS 20162111

\$2,750,000



More Photos and Details at [luxurylakeandmountain.com](http://luxurylakeandmountain.com)

## Modern Luxury Lake Burton Retreat

This contemporary home perched above Lake Burton boasts unparalleled mountain views, arguably the finest in Georgia.

The great room offers sleek and streamlined interiors with floor-to-ceiling walls of glass that frame epic views of the lake and surrounding mountains. The gourmet kitchen features custom cabinets with quartz countertops and top-tier appliances including a 48" Wolf range, subzero wine tower and built-in Meile coffee machine. The dining area for 8+ provides sweeping unobstructed views. The living room is centered around a steel wrapped fireplace and opens to a covered porch overlooking the lake with an outdoor stone fireplace, built-in grill and overhead heaters. Main floor owner's suite with floor to ceiling windows, a walk-in closet and a luxurious bath with marble tiled shower, and so much more!

This home is conveniently located 1.8 miles from the Murray Cove Road public boat ramp on Lake Burton and 5.5 miles from Anchorage Marina.

### PROPERTY FEATURES

- 5 bedroom/5.5 bath
- Gourmet kitchen
- Epic views throughout
- Loft and Media Room



### LEIGH BARNETT

C: 404-931-3636

O: 706-212-0228

[Leigh.Barnett@HarryNorman.com](mailto:Leigh.Barnett@HarryNorman.com)  
[LakeBurtonHome.com](http://LakeBurtonHome.com)





<b>GAMLS No.:</b>	20162111
<b>Property Type:</b>	Residential
<b>Property Subtype:</b>	Single Family Residence
<b>Address:</b>	1572 Parker Hollifield Road Tiger, GA 30576
<b>Subdivision :</b>	Charlie Mountain Community
<b>Status:</b>	Active
<b>Own Condition:</b>	

<b>On Market Date:</b>	12/12/2023
<b>List Price:</b>	\$2,750,000
<b>LP/SQFT:</b>	\$628
<b>Off Market Date:</b>	
<b>Projected Close:</b>	
<b>Days On Market:</b>	27

#### PROPERTY INFORMATION

<b>County:</b>	Rabun
<b>Annual Taxes:</b>	\$635
<b>Tax Year:</b>	2023
<b>Ownership:</b>	

<b>Total Finished SQFT:</b>	4,382
<b>Above Grade Fin. SQFT:</b>	2,444
<b>Below Grade Fin. SQFT:</b>	1,938
<b>Below Grade Unfin. SQFT:</b>	0
<b>SQFT Source:</b>	Public Records
<b>Total Acres:</b>	1.180 Acres
<b>Total Acres Src:</b>	Public Records

<b>Year Built:</b>	2023
<b>Constr. Status:</b>	
<b>Prop. Description:</b>	
<b>Waterfront:</b>	0 Ft.
<b>Feature Name:</b>	
<b>Elem:</b>	Rabun County Primary/Elementar
<b>Middle:</b>	Rabun County
<b>High:</b>	Rabun County

**Remarks:** Modern luxury awaits at this 5 bedroom, 5.5 bath contemporary home perched above Lake Burton, boasting unparalleled mountain views, arguably the finest in Georgia. The great room offers sleek and streamlined interiors with floor-to-ceiling walls of glass that frame epic views of Lake Burton and the surrounding mountains. The gourmet kitchen features custom cabinets with quartz countertops and top-tier appliances including a 48" Wolf range, subzero wine tower and built-in Meile coffee machine. The dining area for 8+ provides sweeping unobstructed views over the lake. The living room is centered around a steel wrapped fireplace providing a captivating space to enjoy the panoramic views that take center stage. The living area opens to a covered porch overlooking the lake with an outdoor stone fireplace, built-in grill and overhead heaters. Retreat to the private main floor owner's suite, a sanctuary for relaxation with floor to ceiling windows showcasing spectacular views, a walk-in closet and a luxurious bath with a floating white oak double vanity and water closet. Even the marble tiled shower offers a picture window framing the mountain view. Ascend the floating staircase to a loft with stunning views and a wet bar, perfect for an office, exercise room or quiet space to enjoy the sunset. The terrace level beckons with a media room, wet bar and built-in full-over-full bunks. Four guest bedrooms each enjoy lake views and private baths, ensuring comfort for all. A terrace level porch provides access to a firepit overlooking sweeping mountain, lake and sunset views. This home is conveniently located 1.8 miles from the Murray Cove Road public boat ramp on Lake Burton and 5.5 miles from Anchorage Marina. Additional features include 8" character grade white oak flooring throughout, custom white oak doors, 2-car garage, pre-wired for sound, security and home automation systems, Navien tankless hot water heater, Water filtration system

**Directions:** From Clayton, take HWY 76W to left on Charlie Mountain Rd. Turn Right onto Bridge Creek Rd, then Right onto Murray Cove Rd. Then right onto Parker Hollifield. Follow to the top and stay left onto Parker Hollifield.

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 1 Low: 4 Tot: 5	<b>Heating:</b>	Heat Pump
<b>Full Baths:</b>	Up: 0 Mid: 1 Low: 4 Tot: 5	<b>Interior:</b>	High Ceilings, Double Vanity, Tile Bath, Walk-In Closet(s), Wet Bar, Master On Main Level
<b>Half Baths:</b>	Up: 0 Mid: 1 Low: 0 Tot: 1	<b>Kitchen Equip:</b>	Tankless Water Heater, Gas Water Heater, Dishwasher, Microwave, Oven/Range (Combo), Refrigerator, Stainless Steel Appliance(s)
<b>Basement:</b>	Bath Finished, Crawl Space, Daylight, Interior Entry, Exterior Entry, Finished, Full	<b>Laundry:</b>	In Basement
<b>Cooling:</b>	Heat Pump	<b>Rooms:</b>	
<b>Energy:</b>	Tankless Water Heater, Gas Water Heater, Dishwasher, Microwave, Oven/Range (Combo), Refrigerator, Stainless Steel Appliance(s)		
<b>Fireplaces:</b>	2		
<b>FP Features:</b>	Living Room, Outside, Gas Starter		

#### EXTERIOR

<b>Stories:</b>	Three Or More	<b>Amenities:</b>	Lake, Marina
<b>Style:</b>	Contemporary	<b>Lot Description:</b>	Private, Sloped
<b>Construction:</b>	Stone, Wood Siding	<b>Parking:</b>	2
<b>Exterior:</b>	Gas Grill	<b>Roof:</b>	Composition
<b>Waterfront:</b>		<b>Water Source:</b>	Shared Well
		<b>Sewer:</b>	Septic Tank

#### OTHER INFORMATION

<b>Association Fees:</b>	\$600	<b>Home Warranty:</b>	No
<b>Fees Include:</b>	Other	<b>Possession:</b>	Close Of Escrow
		<b>Possible Financing:</b>	



Leigh Barnett  
Phone: 404-931-3636  
Email: leigh.barnett@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

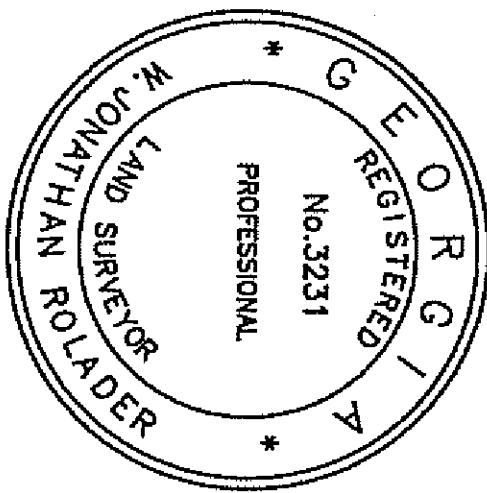
eFiled & eRecorded  
 DATE: 6/23/2021  
 TIME: 2:20 PM  
 PLAT BOOK: 02021  
 PAGE: 00178  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 4377056121  
 CLERK: Holly E Henry-Perry  
 Rabun County, GA  
 NOTE: REC# 172065

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

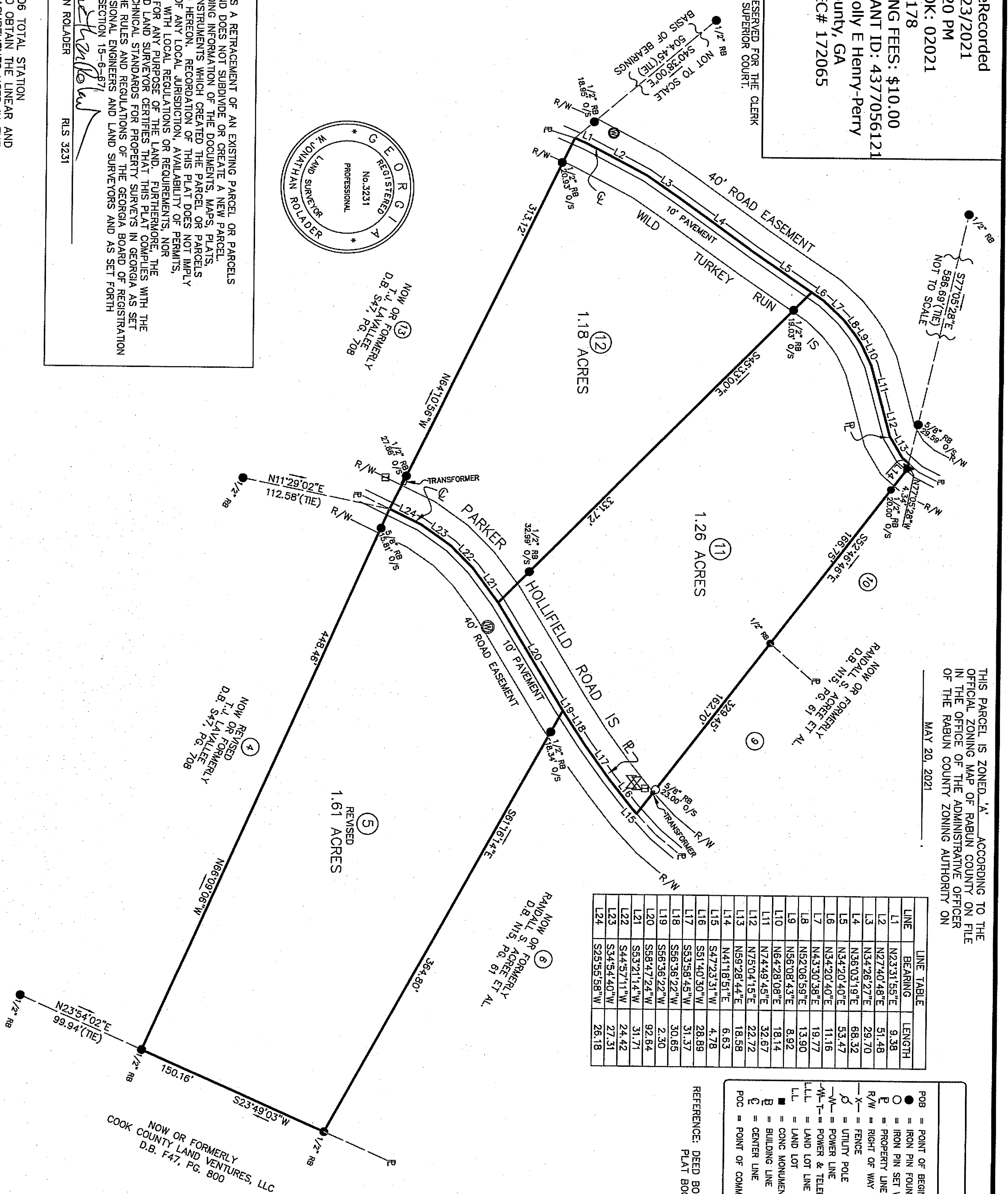
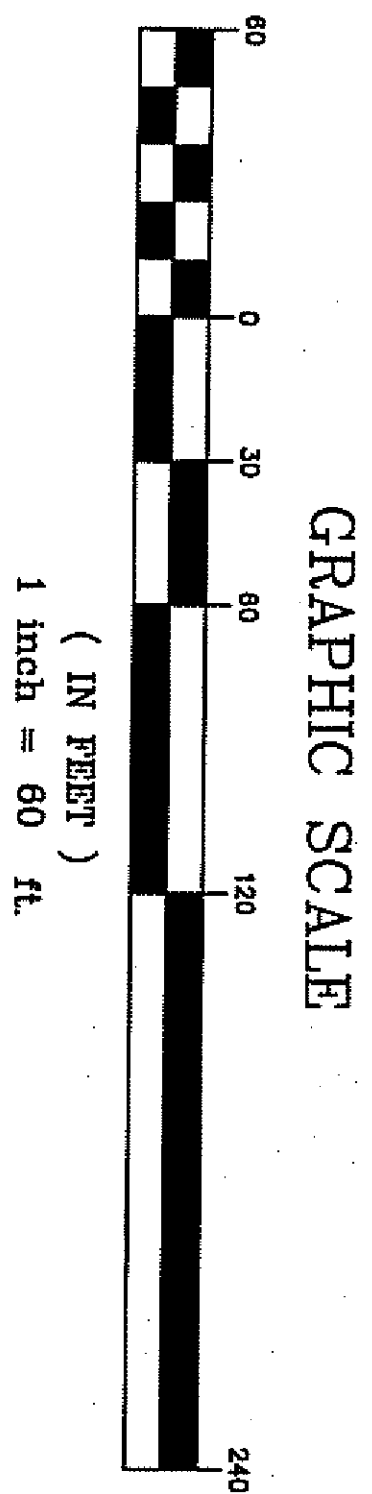
THIS PARCEL IS ZONED "A" ACCORDING TO THE  
 OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE  
 IN THE OFFICE OF THE ADMINISTRATIVE OFFICER  
 OF THE RABUN COUNTY ZONING AUTHORITY ON  
 MAY 20, 2021

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS  
 OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL.  
 THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS,  
 OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS  
 ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY  
 APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,  
 COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, NOR  
 SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE  
 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE  
 MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET  
 FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION  
 IN O.C.G.A. SECTION 15-2-01.

W. JONATHAN ROLLER  
 R.L.S. 3231



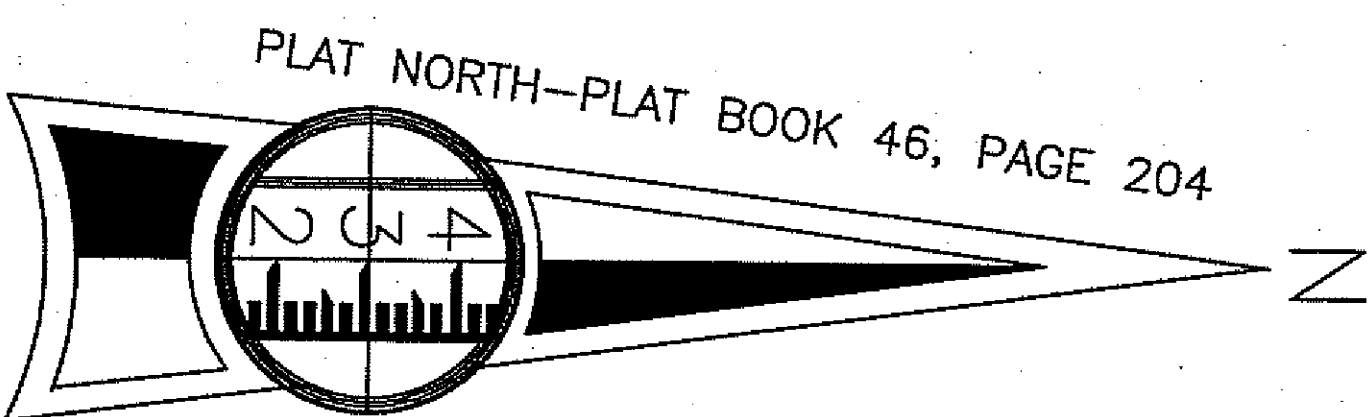
A LEICA TS 06 TOTAL STATION  
 WAS USED TO OBTAIN THE LINEAR AND  
 ANGULAR MEASUREMENTS USED IN THE  
 PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP  
 OR PLAT IS BASED HAS A CLOSURE  
 PRECISION OF ONE FOOT IN 19,548  
 FEET AND AN ANGULAR ERROR OF  
 PER ANGLE POINT AND WAS ADJUSTED  
 USING THE LEAST SQUARES RULE METHOD.  
 THIS MAP OR PLAT HAS BEEN CALCULATED  
 FOR CLOSURE AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 93,041  
 FEET.



LINE	BEARING	LENGTH
L1	N23°31'55"E	9.38
L2	N27°40'48"E	51.48
L3	N34°26'27"E	29.70
L4	N36°03'19"E	68.32
L5	N34°20'40"E	53.47
L6	N34°20'40"E	11.16
L7	N43°30'38"E	13.90
L8	N52°06'59"E	8.92
L9	N56°08'43"E	18.14
L10	N64°28'08"E	32.67
L11	N74°49'45"E	22.72
L12	N75°04'15"E	18.58
L13	N59°28'44"E	6.63
L14	N41°18'51"E	4.78
L15	S47°23'31"W	28.89
L16	S51°40'30"W	31.37
L17	S53°58'45"W	30.65
L18	S56°36'22"W	2.30
L19	S56°36'22"W	92.64
L20	S58°47'24"W	31.71
L21	S53°11'14"W	24.42
L22	S44°57'11"W	27.31
L23	S34°54'40"W	28.18
L24	S25°55'58"W	

LEGEND	
●	POINT OF BEGINNING
○	IRON PIN FOUND (IPF)
○	IRON PIN SET WITH CAP(S)
P	PROPERTY LINE
R/W	RIGHT OF WAY
-X-	FENCE
U	UTILITY POLE
W	POWER LINE
W-T	POWER & TELEPHONE
L.L.L.	LAND LOT LINE
■	CONC MONUMENT FOUND
□	BUILDING LINE
⊙	CENTER LINE
⊙	POINT OF COMMENCEMENT
○/S	OFF SET
D.B.	DEED BOOK
P.B.	PLAT BOOK
Pg	PAGE
RB	REBAR
OT	OPEN TOP
AI	ANGLE IRON
⊙	TELEPHONE PEDESTAL
⊙	WELL
⊙	PR. NAIL SET
⊙	CALCULATED POINT
⊙	UNDERGROUND GAS TANK
⊙	WATER VALVE
⊙	WATER METER
⊙	SEWER MANHOLE
⊙	PR. NAIL FOUND

REFERENCE: DEED BOOK Y27, PAGE 5  
 PLAT BOOK 33, PAGE 81



RETRACEMENT SURVEY FOR  
**CHANCY DEVELOPMENT CO., INC.**

SCALE: 1" = 60'  
 DATE: MAY 20, 2021  
 LOCATED IN LAND LOT 94, 5th LAND DISTRICT  
 RABUN COUNTY, GEORGIA  
 APPALACHIAN SURVEYING COMPANY, INC.  
 177 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625  
 LSF000282  
 DRAWING NUMBER 21-200