



1752 TIMBER BLUFF | CLAYTON | GAMLS 20151157

\$875,000



More Photos and Details at luxurylakeandmountain.com

PRIVATE MOUNTAIN RETREAT

Escape the hustle and bustle of daily life to enjoy this private and serene mountain retreat! This 4-bedroom, 4-full bathroom custom log home is a nature lover's paradise immersed in a hardwood forest on 16.29 acres. The property offers Northwest-facing mountain views, private nature trails and over 300' of frontage on Stekoa Creek, a primary tributary of the wild and scenic Chattooga River. Step inside the custom, stained glass front door to a grand main living area with vaulted high ceilings, large picture windows, a masonry fireplace, hardwood floors and ample natural light. The U-shaped kitchen offers a walk-in pantry, solid surface countertops and windows looking out towards the mountain view through a large screened in porch.

Additional features include: master on the main level w/separate attached sunroom, a lower-level recreation/family room, separate large creative/bonus room, workshop, detached 2-car carport, a Generac whole house generator, and ample outdoor living spaces with mature landscaping. This is a prime location within 20 minutes from Downton Clayton, and the Chattooga River, a hub for rafting, kayaking, hiking and other outdoor activities.

PROPERTY FEATURES

NW-facing mountain views, 300 ft of Stekoa Creek frontage, private nature trails, fireplace, walk-in pantry, vaulted ceilings, spacious screened porch, Generac whole-house generator



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GAMLS No.:	20151157
Property Type:	Residential
Property Subtype:	Single Family Residence
Address:	1752 Timber Bluff Drive Clayton, GA 30525
Subdivision :	Timber Bluff
Status:	Price Change
Own Condition:	

On Market Date:	10/07/2023
List Price:	\$875,000
LP/SQFT:	\$203
Off Market Date:	
Projected Close:	
Days On Market:	59

PROPERTY INFORMATION

County:	Rabun
Annual Taxes:	\$3,314
Tax Year:	2023
Ownership:	

Total Finished SQFT:	4,312
Above Grade Fin. SQFT:	2,264
Below Grade Fin. SQFT:	2,048
Below Grade Unfin. SQFT:	0
SQFT Source:	Public Records
Total Acres:	16.290 Acres
Total Acres Src:	Public Records

Year Built:	2003
Constr. Status:	
Prop. Description:	
Waterfront:	300 Ft.
Feature Name:	
Elem:	Rabun County Primary/Elementar
Middle:	Rabun County
High:	Rabun County

Remarks: If you're looking to escape the hustle and bustle of daily life to enjoy a private and serene mountain retreat, look no further! This custom 4 bedroom, 4 full bathroom log home is a nature lover's paradise immersed in a hardwood forest on 16.29 acres. The property offers Northwest-facing mountain views, private nature trails and over 300' of frontage on Stekoa Creek, a primary tributary of the wild and scenic Chattooga River. To approach the property, meander down a well maintained gravel road passing by native flora and fauna. Once you enter the property, the road is paved down to the circular driveway which returns to gravel. Step inside the custom, stained glass front door to a grand main living area with vaulted high ceilings, large picture windows, a masonry fireplace, hardwood floors and ample natural light. The U-shaped kitchen offers a walk-in pantry, solid surface countertops and windows looking out towards the mountain view through a large screened in porch. A guest room, full bath, laundry room and side covered porch are located on the east wing of the property. The owner's west wing offers a separate office with built in desk and bookshelves, a spacious bedroom complete with two full bathrooms, a walk-in closet and a separate sunroom. Downstairs, enjoy cozy game nights with a woodstove helping heat the billiards room. There is a large bonus room on the lower level that could be used as a separate living area or for anyone who needs creative/flex space. Two additional bedrooms, two full bathrooms, a utility room, garden/storage room and workshop with garage door complete the lower level. Additional features include a detached 2-car carport with enclosed storage, a Generac whole house generator, and ample outdoor living space. This property is located within a 10-15 minute drive of Downtown Clayton, and is only minutes from the Chattooga River known for rafting, kayaking, hiking trails and as one of the crown jewels of the mountains.

Directions: FROM CLAYTON: Take HWY 76E to a RIGHT onto Claude Smith Rd. Veer RIGHT onto Timber Bluff. Follow Timber Bluff to the end. Look for listing signage.

INTERIOR

Bedrooms:	Up: 0 Mid: 2 Low: 2 Tot: 4	Heating:	Propane,Wood,Central,Heat Pump,Zoned
Full Baths:	Up: 0 Mid: 3 Low: 1 Tot: 4	Interior:	Bookcases,Vaulted Ceiling(s),High Ceilings,Beamed Ceilings,Soaking Tub,Separate Shower,Walk-In Closet(s),Whirlpool Bath,Master On Main Level
Half Baths:	Up: 0 Mid: 0 Low: 0 Tot: 0	Kitchen Equip:	Dryer,Washer,Dishwasher,Oven/Range (Combo),Refrigerator,Stainless Steel Appliance(s)
Basement:	Bath Finished,Concrete,Daylight,Interior Entry,Exterior Entry,Finished,Full	Laundry:	In Hall
Cooling:	Ceiling Fan(s),Central Air,Heat Pump,Zoned	Rooms:	
Energy:	Dryer,Washer,Dishwasher,Oven/Range (Combo),Refrigerator,Stainless Steel Appliance(s)		
Fireplaces:	2		
FP Features:	Living Room,Masonry		

EXTERIOR

Stories:	Two	Amenities:	None
Style:	Craftsman	Lot Description:	Greenbelt,Private,Sloped
Construction:	Concrete,Log	Parking:	2
Exterior:	Garden	Roof:	Metal
Waterfront:	Creek	Water Source:	Well
		Sewer:	Septic Tank

OTHER INFORMATION

Association Fees:	\$0	Home Warranty:	No
Fees Include:	None	Possession:	Negotiable
		Possible Financing:	Cash,Conventional



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

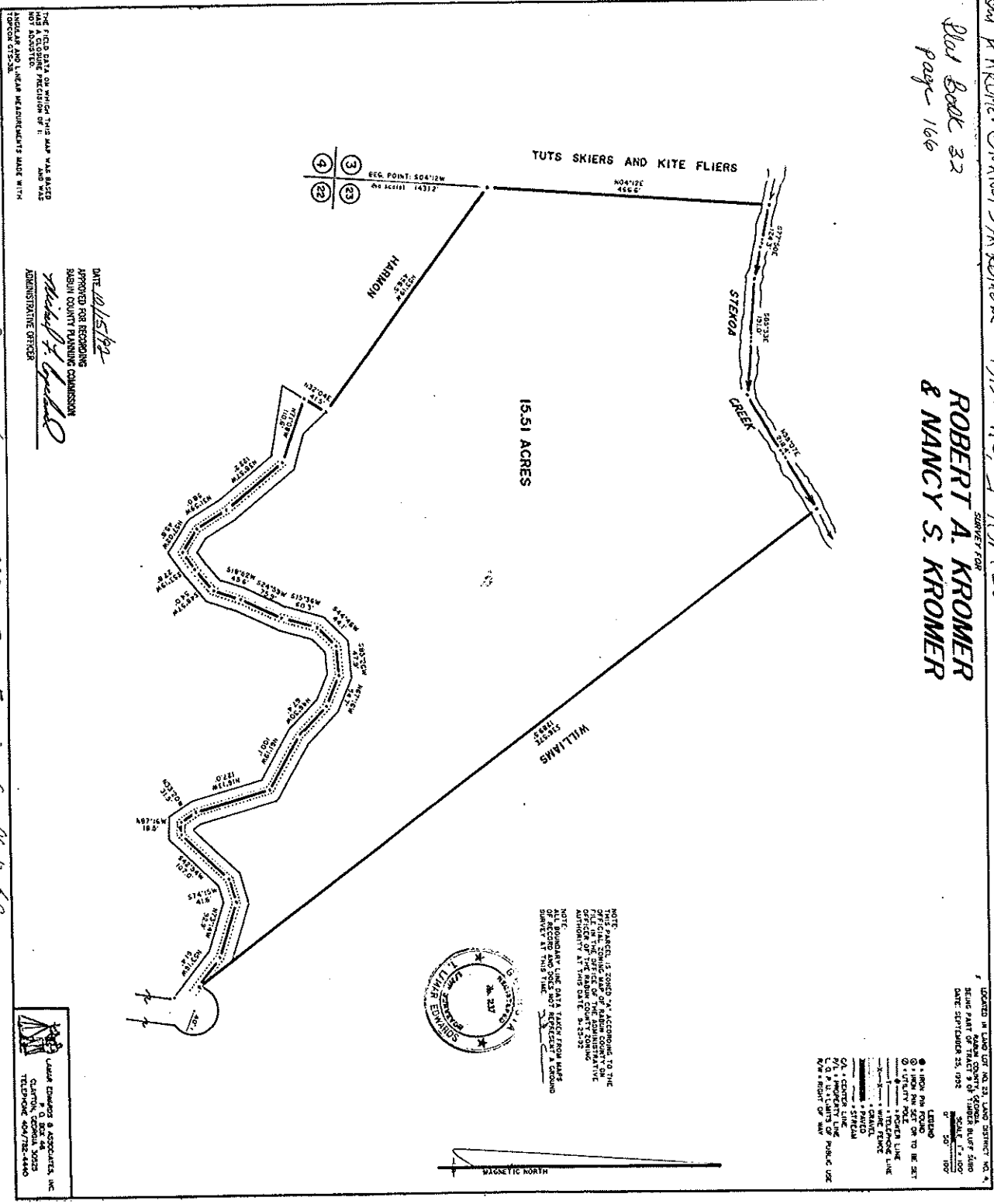


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ROBERT A. KROMER
& NANCY S. KROMER

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Revised Due the 15th Day of September, 1992. Dan Emery, Reg. Clerk, S.C.