





**Georgia MLS No.:** 8818718  
**Address:** 2835 Blalock Goldmine Road  
 Clayton, GA 30525  
**Subdivision:** Lake Burton  
**SQFT:** 5,359  
**List Price:** \$3,495,000  
**Status:** New  
**Days On Market:** 0  
**Possession:** At Closing  
**Possible Financing:**

**PROPERTY INFORMATION**

**County:** Rabun      **Year Built:** 2006      **Lot Size:** 1/2 - 1 Acre  
**Annual Taxes:** \$5,587      **Feature:** Lake Burton      **Total Acres:** 0.650 Acres  
**Tax Year:**

**Schools:** Elem: Rabun County Primary/Elementar (ES\_BUS: ) Middle: Rabun County (MS\_BUS: ) High: Rabun County (HS\_BUS: )

**Remarks:** This 5BD/5.5ba contemporary farmhouse rests on the edge of Lake Burton offering sunrise and sunset views from the boathouse. The main floor features oak flooring, white shiplap walls and antique hand-hewn beams throughout. The kitchen opens to a family room and dining area offering sweeping lake views across the main floor. A butler's pantry with wet bar and wine storage leads to a separate family room with a masonry stone fireplace and access to a covered lakeside porch and stone patio with outdoor fireplace. The main floor includes a private owner's suite with lake views, a walk-in closet and generous bath with double vanities, tub, shower and water closet. A cozy media room introduces the 2nd story which leads to a private guest suite with lake views and a newly renovated bath with double vanities, marble tiled shower and freestanding tub. Two additional guest bedrooms feature en suite bathrooms and lake views. A short flight of stairs leads up to a private bunk room with a full bath, vaulted ceiling and custom built-in bunks made from antique timbers and reclaimed barn wood. The 2-story boathouse on deep water offers a sunrise view over Charlie Mountain and a sunset view down Dick's Creek. Finish the summer in this beautiful home that is move-in ready!

**Directions:** From Clayton, 76 W to left on HWY 197. Turn left at the 2nd entrance to Blalock Goldmine Rd. and follow approx. 2 miles to house on Right.

**INTERIOR**

<b>Bedrooms:</b> Up: 4 Mid: 1 Low: 0 Tot: 5	<b>Heating:</b> Electric, Propane
<b>Full Baths:</b> Up: 4 Mid: 1 Low: 0 Tot: 5	<b>Interior:</b> Ceilings - Vaulted, Ceilings 9 Ft Plus, Double Vanity, Hardwood Floors, Recently Renovated, Separate Shower, Tile Bath, Tile Floors, Walk-in Closet, Wet Bar, Whirlpool Bath
<b>Half Baths:</b> Up: 0 Mid: 1 Low: 0 Tot: 1	<b>Kitchen:</b> Island, Pantry, Solid Surface Counters, Walk-in Pantry
<b>Basement:</b> Concrete, Crawlspace	<b>Kitchen Equip:</b> Dishwasher, Garbage Disposal, Icemaker Line, Microwave - Built In, Range/Oven, Refrigerator, Stainless Steel Appliance
<b>Cooling:</b> Electric	<b>Laundry:</b> Other (See Remarks)
<b>Energy:</b> Programmable Thermostat, Water Heater-gas	<b>Rooms:</b> Dining Rm/Living Rm Combo, Family Room, Master On Main Level, Theater/Media Room
<b>Equipment:</b> Alarm - Burglar, Dryer, Fire Sprinkler, Washer	
<b>Fireplaces:</b> 2	
<b>FP Location:</b> In Great/Family Room, Outside	

**EXTERIOR**

<b>Amenities:</b> Lake, Marina	<b>Lot Description:</b> Mountain View, Sloping
<b>Boathouse:</b> Boathouse - 2 Slip, Seawall, Stationary Dock	<b>Parking:</b> 3 Car Or More, Carport
<b>Construction:</b> Stone, Wood Siding	<b>Roof:</b> Slate
<b>Exterior:</b> Balcony, Deck/Patio, Sprinkler System	<b>Stories:</b> Over 2 Stories
<b>Water Descr:</b> Water View, Waterfront	<b>Style:</b> Country/Rustic, Craftsman, Traditional
	<b>Water Source:</b> Septic Tank, Well



**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

58-231

- LEGEND**
- POB = POINT OF BEGINNING
  - = IRON PIN FOUND (IPF)
  - = IRON PIN SET (IPS)
  - = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - X- = FENCE
  - ⊙ = UTILITY POLE
  - = POWER LINE
  - T— = POWER & TELEPHONE
  - L.L. = LAND LOT LINE
  - L.L. = LAND LOT
  - ⊠ = CONCRETE MONUMENT FOUND
  - ⊠ = BUILDING LINE
  - ⊠ = CENTER LINE
  - POC = POINT OF COMMENCEMENT
  - ⊠ = TELEPHONE PESTHAL
  - /S = OFFSET
  - S- = DRAINFIELD LINE

THIS PROPERTY IS NOT LOCATED IN A ZONE "A" (AREAS OF 100-YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP BY F.E.M.A., EFFECTIVE JUNE 19, 1985.  
 COMMUNITY PANEL # 130156 0100 B

THIS PARCEL IS ZONED "M" 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 FEBRUARY 27, 2007.

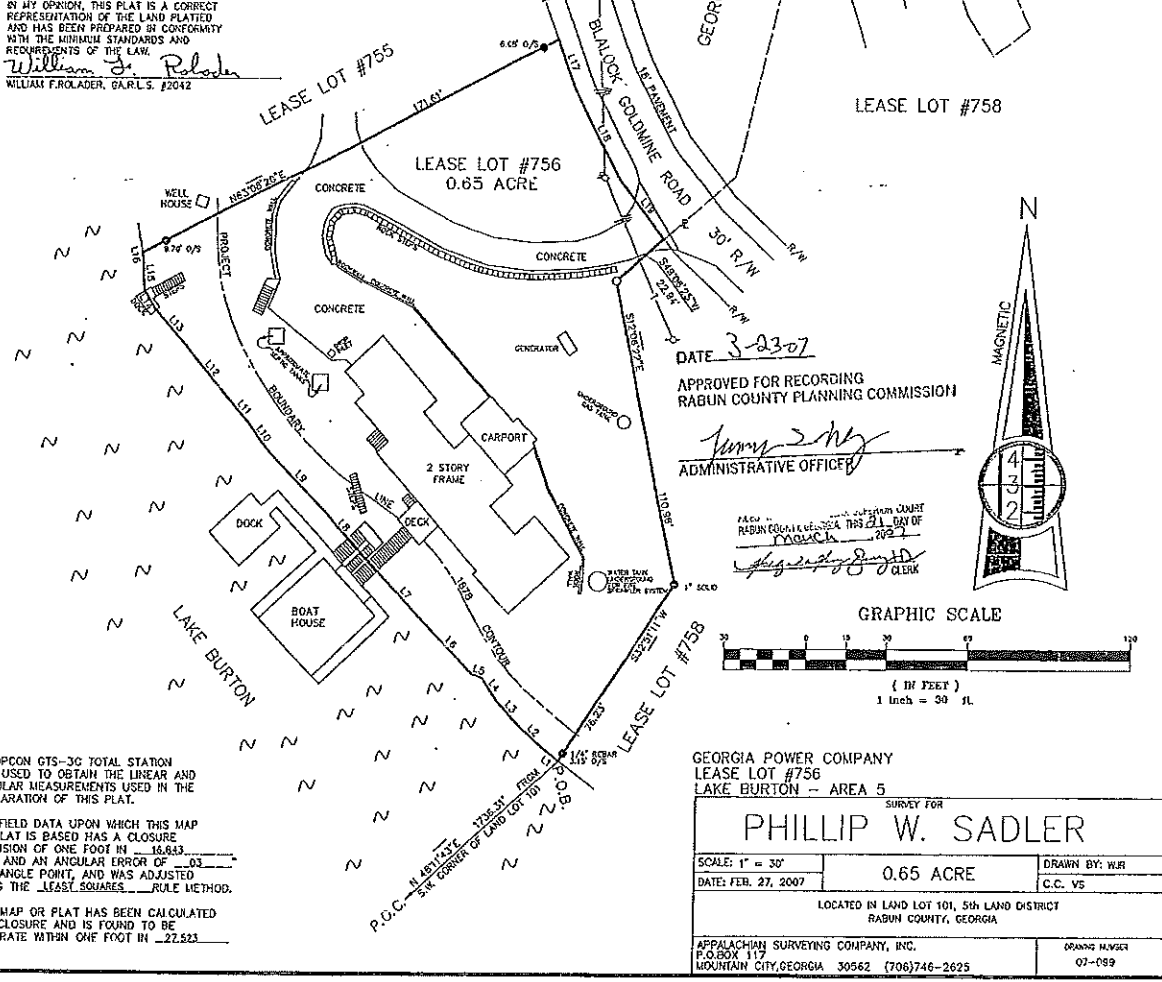
PROPERTY LINES SURVEYED AND PLATTED AS SHOWN TO ME BY JEFF JACKSON, GEORGIA POWER COMPANY/LAND DEPARTMENT. (706-782-4014)

LINE	BEARING	LENGTH
L1	S52°59'40"W	7.37
L2	N47°10'10"W	13.89
L3	N42°05'01"W	10.36
L4	N34°25'41"W	10.32
L5	N69°22'21"W	3.75
L6	N49°10'24"W	27.59
L7	N41°18'00"W	21.89
L8	N43°37'01"W	31.44
L9	N43°42'27"W	30.14
L10	N35°03'04"W	12.02
L11	N40°14'17"W	11.78
L12	N40°42'00"W	24.84
L13	N47°14'22"W	17.43
L14	N31°53'06"W	8.48
L15	N03°28'08"W	11.83
L16	N10°51'33"W	1.54
L17	S20°26'41"E	19.29
L18	S27°39'02"E	36.95
L19	S37°55'34"E	26.52

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE STATED.



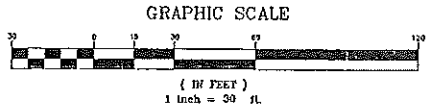
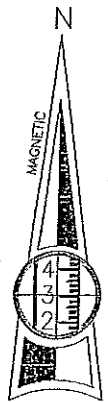
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.  
 William J. Rolader  
 WILLIAM F. ROLADER, G.A.R.L.S. #2042



DATE 3-23-07  
 APPROVED FOR RECORDING  
 RABUN COUNTY PLANNING COMMISSION

*Jimmy Smith*  
 ADMINISTRATIVE OFFICER

ALSO SUBMITTED TO THE RABUN COUNTY CLERK'S OFFICE THIS 21 DAY OF MARCH 2007  
*Phillip W. Sadler*  
 CLERK



A TOPCON GTS-3C 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 16,843 FEET AND AN ANGULAR ERROR OF .03 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 22,523 FEET.

GEORGIA POWER COMPANY  
 LEASE LOT #756  
 LAKE BURTON - AREA 5

SURVEY FOR  
**PHILLIP W. SADLER**

SCALE: 1" = 30'	0.65 ACRE	DRAWN BY: WR
DATE: FEB. 27, 2007		C.C. VS
LOCATED IN LAND LOT 101, 5th LAND DISTRICT RABUN COUNTY, GEORGIA		
APPALACHIAN SURVEYING COMPANY, INC. P.O. BOX 117 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625		DEED NUMBER 07-059