



3702 Meeting House Mountain | Clayton

GAMLS # 20175100 \$8,250,000



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

## Timpson Cove Luxury Retreat

This exceptional 5-bedroom, 7.5-bathroom Lake Burton home offers a luxurious retreat with meticulously crafted details. Just minutes away from Waterfall Club and Downtown Clayton, enjoy the convenience of fully paved access. The warm and inviting interiors boast reclaimed oak flooring and beams, venetian plastered walls, exposed brick, and custom hand-distressed cabinetry. Entertain in style with a gourmet kitchen equipped with a 48" Viking Range, SubZero paneled refrigerator columns, and a lakeside screened porch with phantom-style remote control screens, grilling area, and fireplace. The private main floor owner's suite offers lake views, a spa-like bath, and a highly customized celebrity-style closet. Upstairs, three guest suites and two separate office areas provide ample space for guests.

The terrace level boasts a lakeside family room, full gym with sauna, potting solarium, and a 2-story boathouse on deep water with spectacular lake and mountain views. Perfect for entertaining, this ultra-custom home also includes an elevator, three-car garage, hot tub, Lutron lighting, remote control window treatments, and a generator. Enjoy unparalleled luxury and entertainment options in this magnificent Lake Burton retreat.

### PROPERTY FEATURES

- 5 bedroom/7.5 bath
- Gourmet kitchen
- Epic views throughout
- Full gym, sauna, hot tub & solarium
- 2 story boathouse on deep water



**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>        | 20175100  |
| <b>Property Type:</b>    | Residential   |
| <b>Property Subtype:</b> | Single Family Residence                               |
| <b>Address:</b>          | 3702 Meeting House Mountain Road<br>Clayton, GA 30525 |
| <b>Subdivision :</b>     | Lake Burton   |
| <b>Status:</b>           | New   |
| <b>Own Condition:</b>    |   |

|                         |             |
|-------------------------|-------------|
| <b>On Market Date:</b>  | 03/13/2024  |
| <b>List Price:</b>      | \$8,250,000 |
| <b>LP/SQFT:</b>         | \$765       |
| <b>Off Market Date:</b> |             |
| <b>Projected Close:</b> |             |
| <b>Days On Market:</b>  | 0           |

**PROPERTY INFORMATION**

|                      |          |
|----------------------|----------|
| <b>County:</b>       | Rabun    |
| <b>Annual Taxes:</b> | \$19,273 |
| <b>Tax Year:</b>     | 2023     |
| <b>Ownership:</b>    |          |

|                                 |                |
|---------------------------------|----------------|
| <b>Total Finished SQFT:</b>     | 10,789         |
| <b>Above Grade Fin. SQFT:</b>   | 6,424          |
| <b>Below Grade Fin. SQFT:</b>   | 4,365          |
| <b>Below Grade Unfin. SQFT:</b> | 0              |
| <b>SQFT Source:</b>             | Public Records |
| <b>Total Acres:</b>             | 0.930 Acres    |
| <b>Total Acres Src:</b>         | Public Records |

|                           |                                |
|---------------------------|--------------------------------|
| <b>Year Built:</b>        | 2011                           |
| <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:** Endless details were thoughtfully included in this 5 BD, 7.5 bath Lake Burton home in Timpson Cove. With fully paved access, this home is ideally located just a 6 minute drive from Waterfall Club and less than 15 minutes from Downtown Clayton. The warm and welcoming interiors feature reclaimed oak flooring and beams, venetian plastered walls and ceilings, exposed brick and custom hand-distressed cabinetry. The main floor great room features a 2-story fireplace with a generous seating area and French doors that open to a lakeside patio. The gourmet kitchen includes a 48" Viking Range, SubZero paneled refrigerator columns, island and walk-in pantry. French doors off the dining area open to a lakeside screened porch with phantom style remote control screens, grilling area and fireplace. The private main floor owner's suite offers lake views, a fireplace, spa-like bath with claw foot tub and oversized shower, laundry room and highly customized celebrity-style closet. Upstairs, 3 guest suites each enjoy private en-suite bathrooms with 2 separate office areas. An additional smaller guest bedroom and a large bonus/bunk room share a full bath. The terrace level includes a lakeside family room with fireplace, rec area, 2 full bathrooms, workshop, full gym with sauna, potting solarium and laundry room. Finally, the 2-story boathouse on deep water provides spectacular lake and mountain views down Timpson Cove. This ultra-custom home is perfect for entertaining with so many spaces to hang out! Additional amenities include: Elevator, three-car garage, workshop with separate garage, hot tub, Lutron lighting, remote control window treatments and generator.

**Directions:** From Clayton: Hwy 76 W to Left on Acorn Creek Rd., turn right at 2nd entrance to Meeting House Mtn Rd and floor to 3702 on left.

**INTERIOR**

|                     |   |                       |   |
|---------------------|---|-----------------------|---|
| <b>Bedrooms:</b>    | Up: 4 Mid: 1 Low: 0 Tot: 5  | <b>Heating:</b>       | Propane,Electric,Radiant,Zoned,Dual   |
| <b>Full Baths:</b>  | Up: 4 Mid: 1 Low: 2 Tot: 7  | <b>Interior:</b>      | Bookcases,Vaulted Ceiling(s),High Ceilings,Double Vanity,Beamed Ceilings,Soaking Tub,Rear Stairs,Sauna,Separate Shower,Tile Bath,Walk-In Closet(s),Master On Main Level |
| <b>Half Baths:</b>  | Up: 0 Mid: 1 Low: 0 Tot: 1  | <b>Kitchen Equip:</b> | Gas Water Heater,Dryer,Washer,Dishwasher,Ice Maker,Microwave,Oven/Range (Combo),Refrigerator,Stainless Steel Appliance(s)   |
| <b>Basement:</b>    | Bath Finished,Daylight,Interior Entry,Exterior Entry,Finished,Full  | <b>Laundry:</b>       | In Basement,Other   |
| <b>Cooling:</b>     | Electric,Ceiling Fan(s),Zoned,Dual  | <b>Rooms:</b>         |   |
| <b>Energy:</b>      | Gas Water Heater,Dryer,Washer,Dishwasher,Ice Maker,Microwave,Oven/Range (Combo),Refrigerator,Stainless Steel Appliance(s) |                       |   |
| <b>Fireplaces:</b>  | 4   |                       |   |
| <b>FP Features:</b> | Basement,Family Room,Living Room,Master Bedroom,Outside,Gas Starter,Masonry   |                       |   |

**EXTERIOR**

|                      |                               |                         |                |
|----------------------|-------------------------------|-------------------------|----------------|
| <b>Stories:</b>      | Three Or More                 | <b>Amenities:</b>       | Lake,Marina    |
| <b>Style:</b>        | Traditional                   | <b>Lot Description:</b> | Level,Sloped   |
| <b>Construction:</b> | Other,Stone,Wood Siding       | <b>Parking:</b>         | 5              |
| <b>Exterior:</b>     | Gas Grill,Sprinkler System    | <b>Roof:</b>            | Concrete,Metal |
| <b>Waterfront:</b>   | Seawall,Lake Access,Swim Dock | <b>Water Source:</b>    | Well           |
|                      |                               | <b>Sewer:</b>           | Septic Tank    |

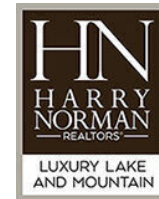
**OTHER INFORMATION**

|                          |      |                            |       |
|--------------------------|------|----------------------------|-------|
| <b>Association Fees:</b> | \$0  | <b>Home Warranty:</b>      | No    |
| <b>Fees Include:</b>     | None | <b>Possession:</b>         | Other |
|                          |      | <b>Possible Financing:</b> |       |



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

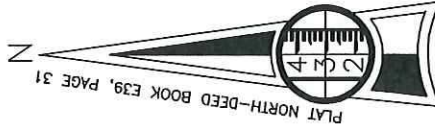
Harry Norman REALTORS  
 141 South Main Street  
 Clayton, 30525  
 Phone: 706-212-0228



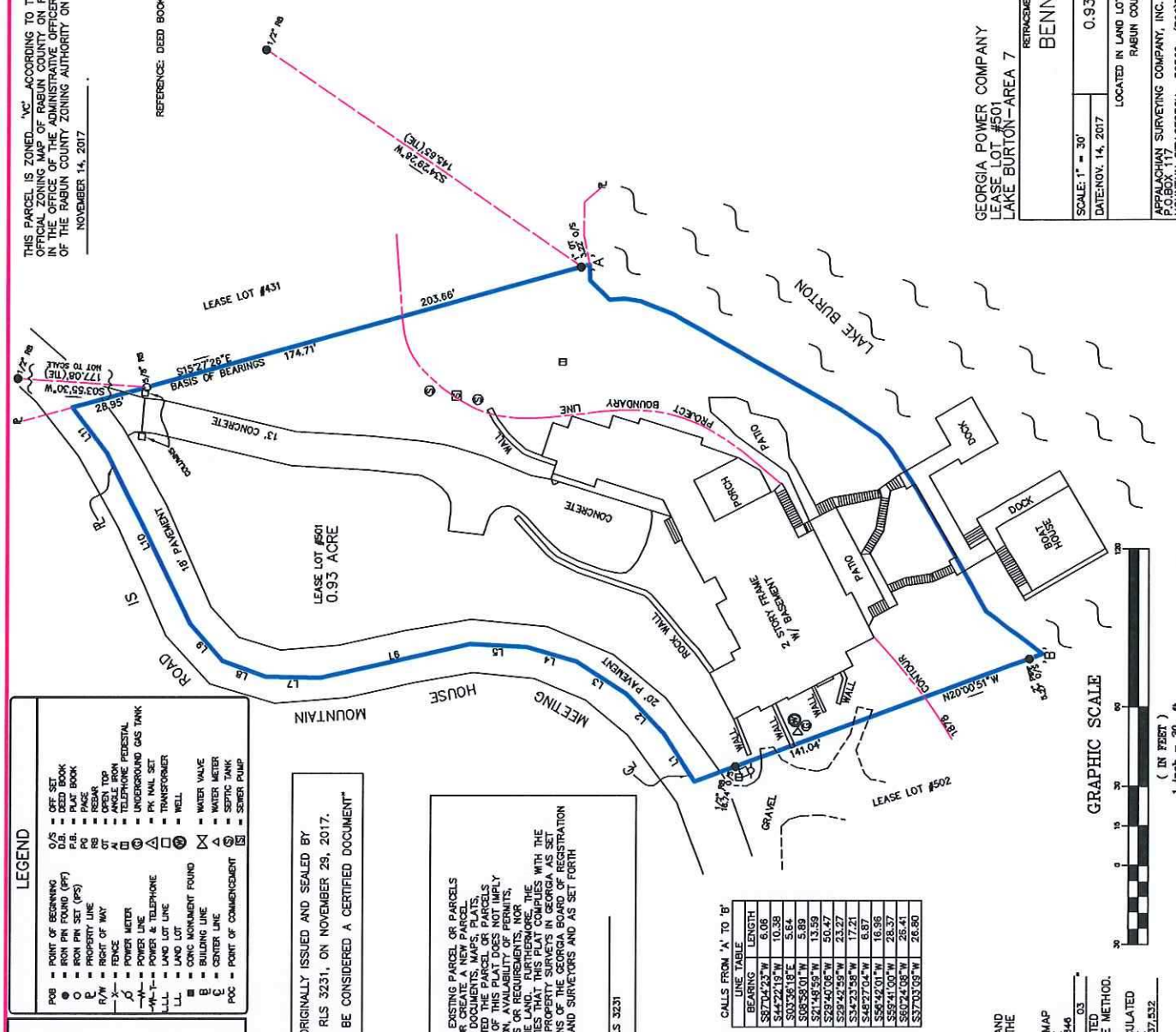
# FOR INFORMATIONAL PURPOSES ONLY

THIS PARCEL IS ZONED "VC" ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY, GEORGIA, IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY ON NOVEMBER 14, 2017.

REFERENCE: DEED BOOK Y35, PAGE 314



PLAT NORTH-DEED BOOK E39, PAGE 31



**LEGEND**

|       |                       |      |                      |
|-------|-----------------------|------|----------------------|
| POB   | POINT OF BEGINNING    | O/S  | 0.5 ACRE             |
| D.B.  | DEED BOOK             | F.B. | FLAT BOOK            |
| P.B.  | PLAT BOOK             | P.G. | PAGE                 |
| R/W   | RIGHT OF WAY          | OT   | OPEN TOP             |
| X     | ANGLE IRON            | A    | TELEPHONE PEDESTAL   |
| -M-   | POWER METER           | U    | UNDERGROUND GAS TANK |
| -M-T- | POWER & TELEPHONE     | FM   | FM TAIL SET          |
| L-L   | LAND LOT LINE         | T    | TRANSFORMER          |
| L     | LAND LUMENENT FOUND   | W    | WATER VALVE          |
| B     | BUILDING LINE         | W.M. | WATER METER          |
| E     | SEWER LINE            | ST   | SEPTIC TANK          |
| PC    | POINT OF COMMENCEMENT | SP   | SEWER PUMP           |

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY WILLIAM J. ROLADER, RLS 3231, ON NOVEMBER 29, 2017.  
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT

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 ANY WARRANTY OF TITLE OR ACCURACY OF THE INFORMATION COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR IS SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING BOARD AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. JONATHAN ROLADER  
RLS 3231

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N77°19'28"E | 21.82  |
| L2   | N48°50'44"E | 20.81  |
| L3   | N37°45'31"E | 22.86  |
| L4   | N18°19'49"E | 19.92  |
| L5   | N07°33'01"E | 50.21  |
| L6   | N17°38'55"E | 21.17  |
| L7   | N18°39'19"E | 17.33  |
| L8   | N48°39'53"E | 18.75  |
| L9   | N48°39'53"E | 18.75  |
| L10  | N64°01'28"E | 71.97  |
| L11  | N53°09'15"E | 21.91  |

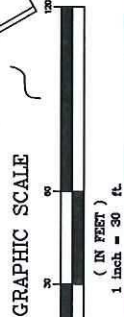
CALLS FROM 'A' TO 'B'

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| S1   | S87°04'23"W | 6.08   |
| S2   | S44°27'19"W | 10.38  |
| S3   | S03°39'18"E | 5.64   |
| S4   | S08°58'01"W | 9.89   |
| S5   | S28°40'08"W | 50.47  |
| S6   | S29°42'59"W | 23.27  |
| S7   | S34°23'59"W | 17.21  |
| S8   | S48°27'02"W | 6.87   |
| S9   | S58°42'01"W | 6.95   |
| S10  | S55°41'08"W | 20.74  |
| S11  | S33°33'03"W | 26.31  |
| S12  | S37°03'03"W | 26.80  |

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 PERCENT OF ANGULAR ERROR OF 0.03 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 237,652 FEET.



GEORGIA POWER COMPANY  
LEASE LOT #501  
LAKE BURTON-AREA 7

RETRACEMENT SURVEY FOR  
**BENNY SIMS**

SCALE: 1" = 30'  
DATE: NOV. 14, 2017

0.93 ACRE  
DRAWN: LGR 11/17/17  
C.C. DP

LOCATED IN LAND LOT 92, 5th LAND DISTRICT  
RABUN COUNTY, GEORGIA

APPALACHIAN SURVEYING COMPANY, INC.  
P.O. BOX 117  
MOUNTAIN CITY, GEORGIA 30562 (706)746-2625

LSF000282  
DRAWING NUMBER 17-378