

554 (et al) Vandiviere Road & 38+/- Acres, Dawsonville GA 30534

Residence – Office – Guest House

Residence – 6500+/- sq ft with 700 sq ft garage and 2100 sq ft of porches

- All brick masonry exterior with natural stone fireplace on exterior.
- All exterior finishes chosen for low maintenance including decking, fascia, & soffit.
- Energy efficient windows & doors.
- Blinds in bedrooms & great room.
- Generac 22 KW generator provides electrical backup, on maintenance schedule, 4 years old.
- All interior walls and ceilings insulated with real Shiplap wood walls in Great Room & Keeping Room.
- Koi hardwood floors on main level and upstairs hall – Rain Forest Hardwood, new carpet in all bedrooms.
- New roof in 2023 of thirty-year IKO Cambridge Architectural shingles.
- Energy efficient Trane HVAC units, one unit new in 2025.
- Three floors of porches with Trex type decking, 2nd floor deck with LastDeck to keep dry below.
- Real masonry exterior fireplace on back deck, two each gas log fireplaces inside, one is wood burning.
- Granite countertops in kitchen and all bathrooms, tile wall showers in all bathrooms.
- Wrought iron railings on front, side, & rear decks and around driveway.
- Custom made Maple kitchen cabinets, Wolf microwave, Bosch cooktop.
- Detached 200 sq ft playhouse/potting shed with sleeping loft – constructed of simulated cedar shakes.
- Foam insulated roof rafters for increased energy efficiency in attic space, 2x6 exterior walls.
- Vaulted office/bonus room on 4th level with porch offers a fantastic overview of the lake and mountains.

Office – 6,200+/- sq ft with 400 sq ft garage, 250 sq ft patio, & 1800 sq ft conditioned shop

- All brick and stone exterior with heavy timber front porch, flagstone floor, & rustic steel brackets.
- All man-made exterior finishes for low maintenance including decking, fascia, & soffit for the most part.
- Energy efficient windows & doors, real wood interior doors with Emtek door hardware.
- Exterior walls are all 2x6 with R-19 insulation, real wood walls & ceilings throughout.
- Architectural shingles & new single ply roof over shop.
- Energy efficient Trane HVAC units – 4 each units including separate unit for basketball court.
- Hardwood floors – Ash and Walnut on main floor & 2nd floor, stained concrete on basement.
- Mother-In-Law Suite in basement with kitchen, walk-in bathroom, closet, & separate garage.
- Paved parking lot for 4 vehicles with additional 12 spots within 50’.
- Regulation size racquetball court with indoor basketball court on real Maple hardwood floors.
- Five individual offices, 4.5 baths, banquet room, pool room, & game room.
- Reclaimed Heartwood Pine walls wainscot in terrace & main level, reclaimed Cedar in half bath.
- Rinnai hot water on-demand heater & gas fireplace.
- Stained wood casing, base, jambs, doors, ceilings, and walls throughout.
- Hand forged chandeliers and light fixtures.
- Low voltage lighting in terrace level for energy efficiency.
- Travertine tile in every bathroom & shower.
- Outside basketball court with lights; lanterns throughout property.

Guest House – 2,100+/- with six-car garage basement, Porte Cochere covered parking

- All brick and cement board siding with heavy timber front porch and Porte Cochere.
- Three bedrooms, two full baths with full kitchen great room, & laundry room.

Site Details

- Asphalt driveway throughout and concrete drive to bottom of property for creek and lake access.
- Rustic well house with 720’ deep well, stone accent, 7 real wood shake roof (for possible irrigation).
- Over 1,350’ of Mill Creek frontage plus little springs and branches.
- Lake frontage on Vandiviere Lake with wooden dock and pavilion.

- Brick garden shed & chicken house with covered parking for tractor, & secured storage.
- Cascading rock waterfalls along the little branches and beautiful exposed granite outcroppings.
- Landscaped grounds with zoysia sod, 241 each Japanese Maples, massive boulders, & native plants.
- More than 2,500' of five-rail 2x6 PT fencing on perimeter of property lines with wire fence at wooded lines.
- Lengthy 4-wheeler and hiking trails, natural rock-climbing site.
- Water service with Etowah Water, electricity by Georgia Power, four owned propane tanks.
- Multiple Apple, Peach, & Pear trees plus Blueberries, Muscadine, & Grapes planted on grounds.
- Massive fire pit for brush made of stone fountain from Mexico, small fire pit for lounging and pool.