

554 (et al) Vandiviere Road, Dawsonville GA 30534 & 83+/- Acres

Total Properties: Home, Office, Guest House, Garden Shed, Well House, & Playhouse

Amenities: Swimming Pool, Basketball Court, Covered Bridge, Floating Dock, & Regular Dock

Home Specifications - 6,500 sf with 700 sf Garage & 2,100 sf Porches

1. All brick masonry exterior with Natural Stone Fireplace on Exterior
2. All man made exterior finishes for low maintenance including Decking, Fascia, & Soffit for the Most Part
3. Energy efficient windows & doors, Blinds in Bedrooms & Great Room
4. Generac 22 KW Generator Servicing Home with Yearly Maintenance Program - 4 years old
5. All interior walls and ceilings insulated with real Shiplap Wood Walls in Great & Keeping Rooms
6. Koi hardwood floors on Main Floor & Upstairs Hall - Rain Forest Hardwood, New Carpet in all Bedrooms
7. 30 Year IKO Cambridge Architectural shingles - New Roof in 2023
8. Energy efficient Trane HVAC units, One Unit replaced in 2025
9. 3 floors of porches with Trex type decking, 2nd Floor Deck with LastDeck to keep dry below
10. Real masonry exterior fireplace on Back Deck, 2 each Gas Log Fireplaces Inside - one is Wood Burning
11. 22,200 Gallon Swimming Pool with Hot Tub, Waterfall, Large Boulder Walls, 1100 SF Patio, & Fire Pit
12. Granite countertops in Kitchen and all Bathrooms in home, Tile Wall Showers in all Bathrooms
13. Wrought iron railings on front, side, & rear deck and around Driveway
14. Custom made Maple Kitchen cabinets, Wolf Microwave, Bosch Cooktop
15. Detached 200 SF Playhouse / Potting Shed with sleeping loft - Constructed of simulated Cedar shakes
16. Foam insulated Roof Rafters for increased Energy Efficiency in Attic Space, 2x6 Exterior Walls
17. Vaulted Office / Bonus Room on 4th level with Porch - Fantastic view of lake & mountains

Office Specs. - 6,200 SF with 400 SF Garage, 250 SF Patio, & 1,800 SF Conditioned Shop

1. All brick and stone exterior with Heavy Timber Front Porch, Flagstone Flooring, & Rustic Steel Brackets
2. All man made exterior finishes for low maintenance including Decking, Fascia, & Soffit for the Most Part
3. Energy efficient windows & doors, Real Wood Interior Doors with Emtek Door Hardware
4. 2x6 exterior walls throughout with R-19 insulation, Real Wood Walls & Ceilings Throughout
5. All interior walls and ceilings insulated with Attic Space Double Insulated on Ceiling & Rafters
6. Architectural shingles & New Single Ply Roof over Shop
7. Energy efficient Trane HVAC units - 4 each Units including Separate Unit for Basketball Court
8. Hardwood floors - Ash and Walnut on main floor & 2nd Floor, Stained Concrete on Basement
9. Mother In Law Suite in Basement with Kitchen, Walk In Bathroom, Closet, & Separate Garage
10. Paved Parking Lot for 4 Vehicles with Additional 12 Parks within 50'
11. Regulation size racquetball court with indoor basketball court on Real Maple Hardwood Floors
12. Five Each Individual Offices, 4.5 Bathrooms, Banquet Room, Pool Room, & Game Room
13. Reclaimed heartwood Pine walls wainsot in Terrace & Main Level, Reclaimed Cedar in Half Bath
14. Rinnai hot water on demand heater & gas fireplace
15. Stained wood casing, base, jambs, doors, ceilings, and walls throughout
16. Hand forged chandeliers and light fixtures
17. Low voltage lighting in Terrace level for energy efficiency
18. Travertine tile in every Bathroom & Shower
19. Outside basketball court with lights, Lanterns Throughout Property

Guest House Specs. - 2,100 SF with 6-Car 2,100 Garage Basement, Porte Cachere Covered Parking

1. All brick and cement board siding with Heavy Timber Front Porch & Porte Cachere
2. Three Bedroom, 2 Full Bath with Full Kitchen, Great Room, & Laundry Room for Rental / Full Time Use

Site Specifications

1. Asphalt Driveway Throughout and concrete drive to bottom of property for creek and lake access
2. Rustic Well House with 720' deep well, stone accent, & real wood shake roof for possible Irrigation
3. Over 1,350 LF of Mill Creek frontage with over 650 LF on both sides, numerous other creeks on site
4. Over 800' of lake frontage on 12 acre lake, One Large Floating Dock, & Wooden Dock w/ Pavilion on Lake
5. Brick Garden shed & Chicken House with covered parking for tractor & Secured Storage
6. Over 500' of rock waterfalls in creek and several outcroppings throughout property
7. Landscaped Grounds with Zoysia Sod, 241 each Japanese Maples, Heavy Boulders, & Native Plants
8. More than 2,500' of 5 rail 2x6 PT fencing on perimeter of property lines with Wire Fence @ Wooded Lines
9. Miles of 4 wheeler & hiking trails, covered bridge, natural rock climbing site, & springs on property
10. Water Service with Etowah, Power Service with Georgia Power, 4 Owned Underground Propane Tanks
11. Multiple Apple, Peach, & Pear trees and Blueberries, Muscodines, & Grapes planted on grounds
12. Massive Fire Pit for Brush made of Stone Fountain from Mexico, Small Fire Pit for Lounging @ Pool