

Buyer Full

Residential Detached

\$585,000



Active
 #: **5868088** Broker: **HUTS01** Area: **273**
367 Duck Thurmond Road
 County: **Dawson** City: **Dawsonville** State: **Georgia**
 Subd/Complex: **none** Zip: **30534**
 Lvs Bdrms Baths Hlf Bth Yr Built: **2004** Stories: **1 Story**
 Upper **0 0 0** Lake: **None**
 Main **2 2 0** Arch/Style: **Craftsman, Ranch**
 Lower **0 0 0** Elem: **Riverview**
 Total **2 2 0** Age Desc: **Resale** Middle: **Dawson County**
 High: **Dawson County**

Directions: **GA400N to Hwy 53, TL (west). Follow through Dawsonville, staying on 53W, Duck Thurmond will be on right. Approx 11.5 miles from 400. From I575N, exit Ga Hwy 20 to Ga Hwy 369, continue through 4 way stop to Yellow Creek Rd, turn left. At Ga Hwy 53 turn right & property is approx 10 miles on left**

Public: **Character, charm and quality in this rebuilt country home. Every detail thoughtfully planned and crafted into builder's personal home creating a unique and comfortable lifestyle. Open living areas, high ceilings, coveted appointments and too many upgrades to mention. A must see to appreciate the welcoming atmosphere of this home. All sitting on a 15 acre horse farm, complete with barns and arena. Must see this adorable farm!!**

		Features	
Bedroom:	Bdrm On Main Lev, Mstr On Main	#FP:	0
Master Bath:	Double Vanity, Garden Tub	Setting:	
Kitchen:	Breakfast Bar, Cabinets Stain, Cabinets White, Counter Top - Solid Surface, Country Kitchen, View To Fmly Rm	Building Faces:	
Dining:	Liv/Dine Rm Comb	Tennis on Prop:	No
Const:	Cement Siding, Stone	Pool:	None
Parking:	2 Car Garage, Detached, Driveway, Kitchen Level	Home Warranty:	Yes
Road:	Gravel	Lot Dimensions:	00
Rooms:	Great Room, Other	HERS Index:	No
Basement:	Exterior Entry	Roof Type:	Composition
Lot Size:	10 To 20 Acres (Lot Acres : 15)	Other Descriptive Information	
Lot Desc:	Pasture, Private Backyard		
Grn Bld Cert:			

Neigh. Amen:	Cable Tv Avail, Other	Heat Type:	Forced Air, Propane
Appliance Desc:	Dishwasher, Double Ovens	Sewer Desc:	Septic Tank
Interior:	9 ft + Ceil Main, 10 ft+ Ceil Main, Exposed Beams, Hardwood Floors, Walk-In Closet(s)	Dock:	None
Exterior:	1-2 Step Entry, Barn(s), Front Porch, Garden Area, Out-Buildings, Patio, Stables	Boathouse:	None
Disability Access:	None		
Fireplace:	None		
Cooling Desc:	Ceiling Fans, Central Electric		
Energy Feat:	Thermal Pane Wdws		
Water Source:	Well		
Laundry Feat:	Main Level		
Waterfront:			

		Legal, Financial and Tax Information	
Tax ID: 070-000-003-000	District: 4	Tax/Tax Yr: \$1,802 / 2016	Sq Ft/Source: 0 / Not Available
LandLot: 289, 324,		Section/GMD: 00	Lot: 00 Block: 00
Plat Book/Page: 00/00		Deed Book/Page:	CPHB:
Special Listing Conditions: None		Special Circumstances: Other	Swim/Tennis:
Association Fee: \$/None		Frequency:	Initiation Fee:
Master Assoc Fee: \$/		Frequency:	Asmnt Due/Cont: No
Assoc Include:		HOA Rent Restriction: No	Assumable: No
HOA Phone:		Owner 2nd: No	
Owner Finance: No		Mgmt Phone	Mgmt Email:
Mgmt Co:			
Original List Price: \$585,000			
Monday, July 17, 2017		3:07 PM	Requested By: RICH VIGUE

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MLS Number: **5868088**



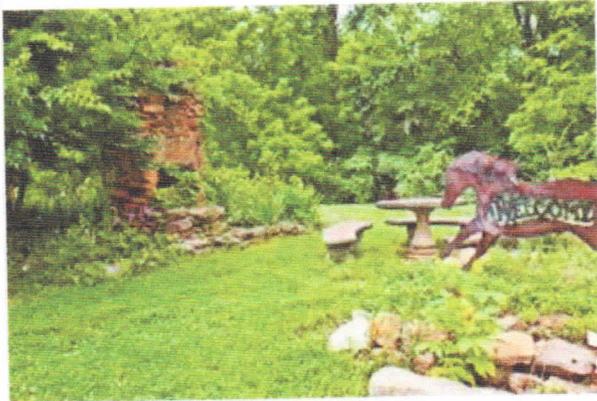
Front view of home with garage to the left.



Drive to rear smaller barn



Long drive onto property



Backyard garden area to the right with old stacked stone fire place



Rear of home showcasing the patio deck on the back side of the garage



Breezeway entrance



Another view of breezeway



The grand entry point to the property



Backside view



Barn and pasture



Great stables for your horses



One of the fenced pastures



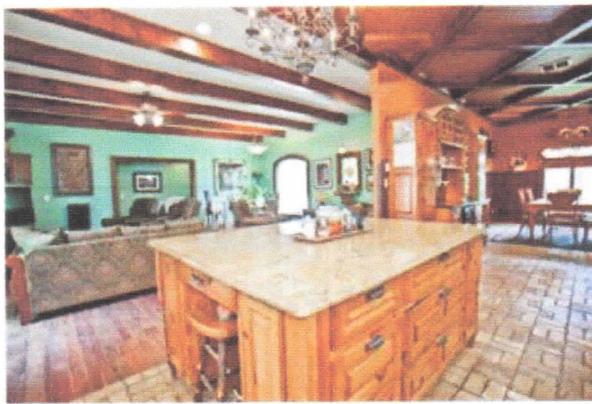
Driveway view of garage

View of garage and small barn in the distance



Tremendous family with exposed beams and magnificent wood floors

Family room



Open view from kitchen to dining room and family room. Lots of space for entertaining

Beautiful hand build side board wall piece with room for a wine cabinet and flat ware.

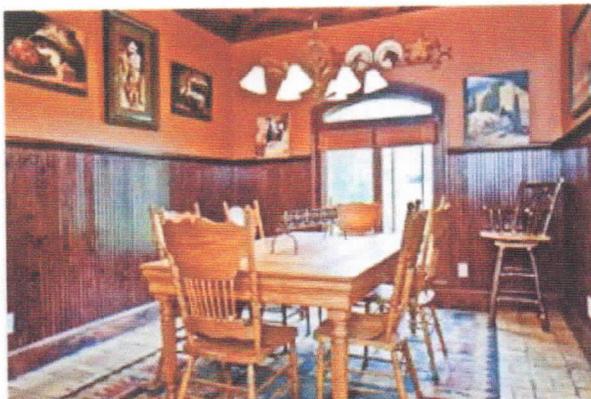


Large open kitchen with room for your "canned goods!"

Pasture and other barn/storage area



Spacious dining room with room for any sized table



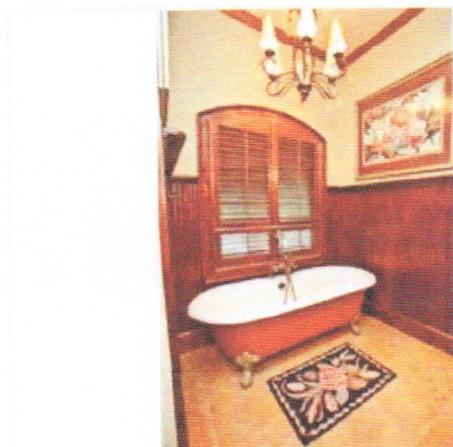
Closer look at dining area made perfect with beautiful paneling



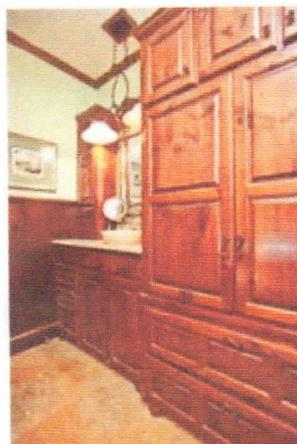
Extra large master suite



Secondary view of master suite



"Claw tub" in the master bedroom bath."



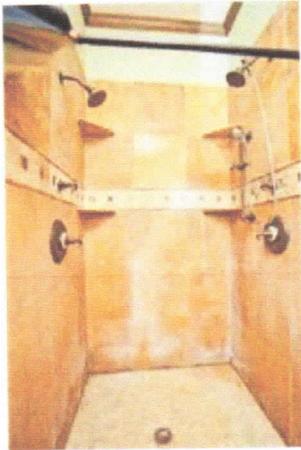
"Her's sink" flanked by custom cabinetry



"His" side of the beautiful, hand crafted cabinetry.



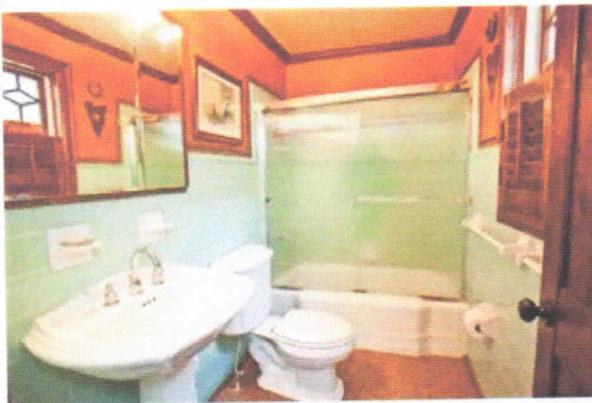
View of both sinks and cabinet



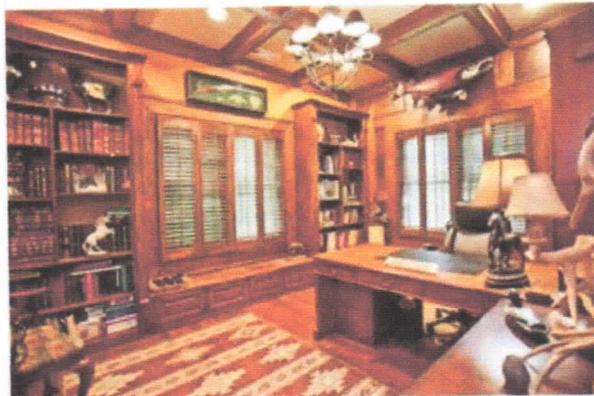
Refreshing double shower in the master suite



Large secondary bedroom



Second master suite bath room



Huuuuuge office that could be turned into another bedroom?



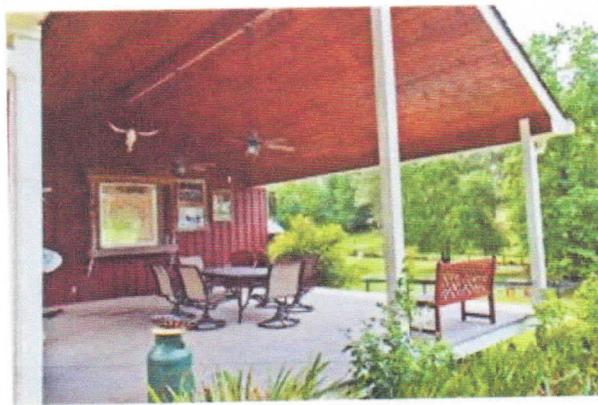
Horse riding rink and pasture



More pasture views



Smaller barn and storage shed with some fencing



Patio on back side of garage. Large area for entertaining





Great view of the back of the home.