

\$325,000 - 000 Bear Gap Road, Lakemont

MLS® #8492110

\$325,000

0 Bedroom, 0.00 Bathroom,
Land on 4.00 Acres

Lake Rabun, Lakemont, GA

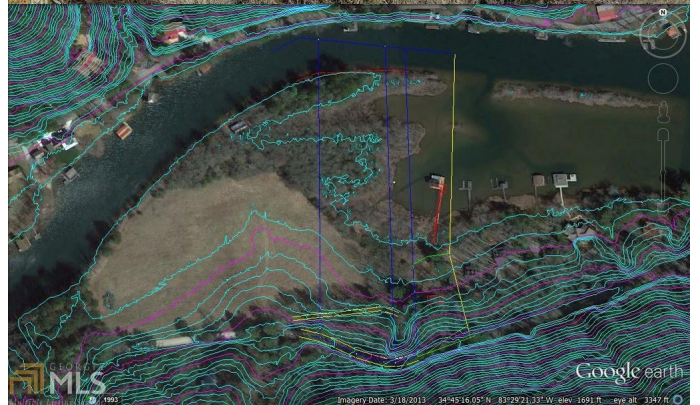
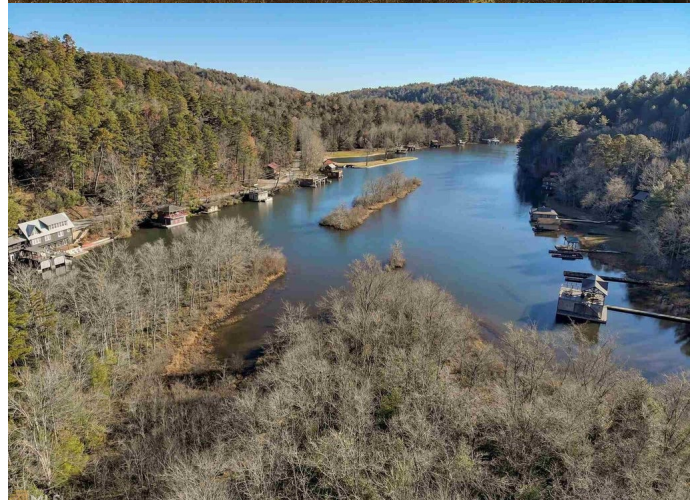
New Price, \$325,000. This is a rare and superior 4 Acre building lot in the quiet waters of Lake Rabun. There is 200 feet of waterfront on Lake Rabun with deep water access for a new boathouse. Buyer is purchasing a 1/9 ownership of Lorelei Land Company (LLCo) which solely (wholly) owns 61 waterfront and mountain acreage from Flat Creek east along both sides of Bear Gap Road. The Buyer's interests in LLCo includes a 99 year renewable lease of Lot 1, solely for the owner of the share. The lot is 4.5 level acres and includes 200 feet of deep water frontage on Lake Rabun. Other benefits of ownership are the use of two LLCo owned cabins and hunting rights on LLCo owned Land. A waste water drain field and 1800 feet of horizontal geothermal lines are in place to serve an approved 4 bedroom home.

Essential Information

MLS® #	8492110
Price	\$325,000
Bathrooms	0.00
Acres	4.00
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address 000 Bear Gap Road



Area	RBN1
Subdivision	Lake Rabun
City	Lakemont
County	Rabun
State	GA
Zip Code	30552

Amenities

Utilities	Cable Available, Electricity Available, Propane, Phone Available
View	Lake, Ocean, River
Is Waterfront	Yes
Waterfront	Deep Water Access, Lake Access

Exterior

Lot Description	Other
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School Information

Elementary	Rabun County Primary/Elementar
Middle	Rabun County
High	Rabun County

Additional Information

Days on Market	1055
Zoning	Single Family

Listing Details

Listing Provided Courtesy of Lake Rabun Realtors Inc.



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