## 101 MENAGERIE RIDGE EPWORTH GA 30541

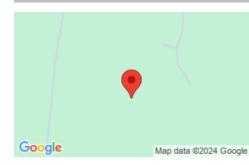
https://mtsunriserealty.com

OWNER FINANCING AVAILABLE!! \$5000 SELLER
CONTRIBUTION TOWARDS CLOSING! LISTEN TO THE
CALLS at this secluded 3BR/3.5BA FURNISHED
mountain retreat, nestled near the Cohutta
Wilderness, only 20 minutes from downtown Blue
Ridge and the riverfront destination town of
McCaysville. CUSTOM BUILT with superior
craftsmanship, newly painted interior, and refinished
hardwood flooring,...

# \$ 649,000

101 Menagerie Ridge Epworth GA 30541

- 3 heds
- 4 haths
- Residential
- Residential
- Active





#### **BASIC FACTS**

**Property ID:** 270924 **MLS #:** 330669

**Date added:** 01/09/24 **Type:** Residential

Status: Active Bedrooms: 3

Bathrooms: 4 Full Baths: 3

Partial Baths: 1 Area: 3197 sq ft

**Lot size:** 156816 sq ft **Acres:** 3.6

Year built: 1996

#### **PROPERTY DETAILS**

Days on Market: 6 Subdivision Name: Cohutta Retreat

New Construction: No Architectural Style: Traditional

Frontage: None

#### **PROPERTY FEATURES**

**Laundry:** Laundry Room, Main Level **Basement:** Unfinished, Full

Electric Available: No Cooling: Yes

Cooling: Central Air Heating: Yes

**Heating:** Central, Natural Gas, Gas Logs, **Fireplace:** Yes

Vented Fireplace, Generator

Carport: No Garage: Yes

**Pool:** No Sewer: Septic Tank

View: Seasonal, Forest Waterfront: No

Water Source: Shared Well Utilities Available: Cable Available



### **LOCATION DETAILS**

**Street Number:** 101 **City:** Epworth

County: Fannin State: GA

Poscode: 30541 County/Parish: Fannin

