



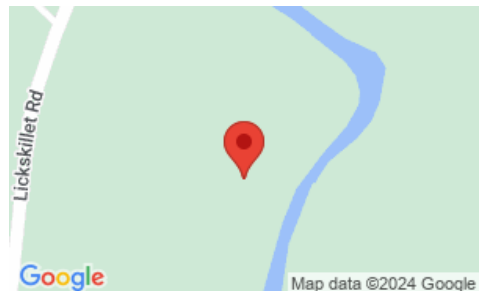
\$ 2,999,000

## 2721 LICKSKILLET RD, EPWORTH, GA 30541, USA

<https://mtsunriserealty.com>

HGTV Ultimate House Hunt 2023 Finalist!!  
Absolutely stunning custom mountain modern masterpiece on noisy section of Fightingtown Creek! Rare opportunity to have both Mountain and River views complete with private waterfall and direct river access! Featured in the Blue Ridge Parade of Homes, this luxury mountain estate is privately situated...

- 4 beds
- 4 baths
- Residential
- Residential
- Active



BASIC FACTS

Property ID: 173597

Date added: 03/08/23

Status: Active

Bathrooms: 4

Partial Baths: 1

Lot size: 164656.8 sq ft

Year built: 2021

MLS #: 323191

Type: Residential

Bedrooms: 4

Full Baths: 3

Area: 4495 sq ft

Acres: 3.78

PROPERTY DETAILS

Days on Market: 177

New Construction: No

Frontage: Road

Subdivision Name: Street Of Dreams

Architectural Style: Cabin, Country Rustic, Craftsman

PROPERTY FEATURES

Laundry: Laundry Room, Main Level, Mud Room

Electric Available: No

Cooling: Yes

Heating: Yes

Fireplace: Yes

Garage: No

Basement: Finished, Full

Furnished: Furnished

Cooling: Central Air

Heating: Central, Natural Gas, Heat Pump, Electric, Fireplace Wood

Carport: Yes

Pool: No



**Sewer:** Septic Tank

**Waterfront:** Yes

**Utilities Available:** Cable Available

**View:** Mountain(s), Year Round, River,  
Creek/Stream, Long Range

**Water Source:** Community, Shared Well

LOCATION DETAILS

**Street Number:** 188

**City:** Epworth

**County:** Fannin

**State:** GA

**Poscode:** 30541

**County/Parish:** Fannin

