



**\$ 475,000**

## **412 SONGBIRD AVE, BLUE RIDGE, GA 30513, USA**

<https://mtsunriserealty.com>

Just reduced.... Traditional 4 bedroom / 3 bath Ranch Style Home with finished basement, so close (less than 2.5 miles to Main Street, 1.5 miles to groceries and 1 mile to Lake Blue Ridge Marina), yet so far away (sitting on a secluded, wooded 1.68 acre lot in a deed...

412 Songbird Ave, Blue Ridge, GA 30513, USA

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



## BASIC FACTS

**Property ID:** 201713

**Date added:** 05/27/23

**Status:** Active

**Bathrooms:** 3

**Area:** 3290 sq ft

**Acres:** 1.68

**MLS #:** 325002

**Type:** Residential

**Bedrooms:** 4

**Full Baths:** 3

**Lot size:** 73180.8 sq ft

**Year built:** 1997

## PROPERTY DETAILS

**Days on Market:** 104

**New Construction:** No

**Frontage:** Road

**Subdivision Name:** Lake Forest Trail

**Architectural Style:** Ranch, Traditional

## PROPERTY FEATURES

**Laundry:** Main Level

**Fencing:** Fenced

**Electric Available:** No

**Cooling:** Central Air, Heat Pump

**Heating:** Central, Electric, Gas Logs,  
Ventless Fireplace

**Carport:** No

**Pool:** No

**View:** Forest

**Water Source:** Public Utilities

**Exterior Features:** Garden

**Basement:** Finished, Full

**Cooling:** Yes

**Heating:** Yes

**Fireplace:** Yes

**Garage:** Yes

**Sewer:** Septic Tank

**Waterfront:** No

**Utilities Available:** Cable Available



LOCATION DETAILS

Street Number: 390

County: FANNIN

Poscode: 30513

City: Blue Ridge

State: GA

County/Parish: Fannin

