



\$ 1,475,000

## 480 TOCCOA RIVER LN, MINERAL BLUFF, GA 30559, USA

<https://mtsunriserealty.com>

A River Runs Through it! Sit in the Living Room of your Lodge-Style Trout Fishing Cabin and See Down the Toccoa River for a Mile! Established Rental Lodge on this Award Winning Trout Championship Venue. Just a quick walk or drive (with an ATV) down the short driveway to your...

- 5 beds
- 6 baths
- Residential
- Residential
- Active



BASIC FACTS

Property ID: 250253

Date added: 10/13/23

Status: Active

Bathrooms: 6

Partial Baths: 1

Lot size: 47916 sq ft

Year built: 2002

MLS #: 329036

Type: Residential

Bedrooms: 5

Full Baths: 5

Area: 5599 sq ft

Acres: 1.1

PROPERTY DETAILS

Days on Market: 6

New Construction: No

Frontage: Road

Subdivision Name: Toccoa River Acres

Architectural Style: Chalet, Cabin, Craftsman

PROPERTY FEATURES

Laundry: Laundry Room, Main Level, In Basement

Fencing: Fenced

Electric Available: No

Cooling: Yes

Heating: Yes

Fireplace: Yes

Garage: Yes

Exterior Features: Garden, Fire Pit

Basement: Finished, Full

Furnished: Furnished

Cooling: Central Air, Heat Pump

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

Carport: No

Pool: No



**Sewer:** Septic Tank

**Waterfront:** Yes

**Utilities Available:** Cable Available

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

**Water Source:** Community, Shared Well

LOCATION DETAILS

**Street Number:** 480

**City:** Mineral Bluff

**County:** Fannin

**State:** GA

**Poscode:** 30559

**County/Parish:** Fannin

**Township:** Mineral Bluff

