



\$ 550,000

260 RIVER BEND LN, BLUE RIDGE, GA 30513, USA

<https://mtnsunriserealty.com>

Experience the MAGIC of the Toccoa River with this Craftsman/Rustic style water-front home. Nestled into the heart of the Aska Adventure area, you have access to hiking trails with waterfalls, white water rafting, tubing for all ages, and national fly fishing tournaments! You are only minutes away from Lake Blue...

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- 4 beds
- 3 baths
- Residential
- Residential
- Pending



BASIC FACTS

Property ID: 93731	MLS #: 317619
Date added: 07/12/22	Type: Residential
Status: Pending	Bedrooms: 4
Bathrooms: 3	Full Baths: 3
Area: 2562 sq ft	Lot size: 22651.2 sq ft
Acres: 0.52	Year built: 1972

PROPERTY DETAILS

Days on Market: 94	New Construction: No
Architectural Style: Cabin, Craftsman	

PROPERTY FEATURES

Laundry: Laundry Room, In Basement	Exterior Features: Fire Pit
Basement: Finished, Full	Electric Available: No
Cooling: Yes	Cooling: Central Air
Heating: Yes	Heating: Natural Gas, Heat Pump, Gas Logs
Fireplace: Yes	Carport: No
Garage: Yes	Pool: No
Sewer: Septic Tank	View: River, Forest
Waterfront: Yes	Water Source: Private Well
Utilities Available: Cable Available	

LOCATION DETAILS



Street Number: 55

County: Fannin

Poscode: 30513

City: Blue Ridge

State: GA

County/Parish: Fannin

