



\$ 1,925,000

1588 FISH TRAP TRAIL, MINERAL BLUFF, GA 30559, USA

<https://mtsunriserealty.com>

Pre-Construction!!! This spectacular home sits a stone throw away from the Toccoa River. Bring your kayaks, fishing poles, swimming trunks or just enjoy a nice picnic riverside. This home has +/- 200' of Toccoa River frontage. Perfect location! This home is a short distance to town, restaurants and shopping plazas....

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



BASIC FACTS

Property ID: 220506	MLS #: 326509
Date added: 07/15/23	Type: Residential
Status: Active	Bedrooms: 4
Bathrooms: 4	Full Baths: 3
Partial Baths: 1	Area: 2652 sq ft
Lot size: 116740.8 sq ft	Acres: 2.68
Year built: 2023	

PROPERTY DETAILS

Days on Market: 47	Subdivision Name: None
New Construction: No	Architectural Style: Traditional
Frontage: Road	Levels: Two

PROPERTY FEATURES

Laundry: Laundry Room, Main Level	Exterior Features: Fire Pit
Basement: None	Electric Available: No
Cooling: Yes	Cooling: Central Air, Heat Pump
Heating: Yes	Heating: Central, Natural Gas, Heat Pump, Electric, Fireplace Wood, Hot Water, Gas Logs, Ventless Fireplace, Vented Fireplace
Fireplace: Yes	Carport: No
Garage: No	Pool: No
Sewer: Septic Tank	View: Year Round, River, Forest



Waterfront: Yes

Water Source: Private Well

Utilities Available: Cable Available

LOCATION DETAILS

City: Blue Ridge

County: Fannin

State: GA

Poscode: 30513

County/Parish: Fannin

