

**\$ 499,900**

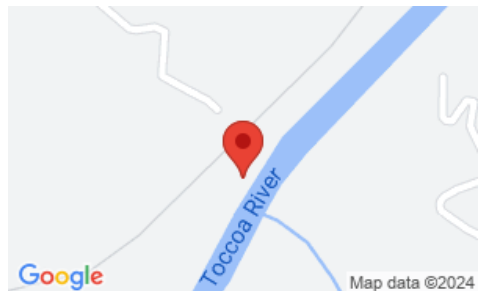
## **448 RIVERBEND MANOR, BLUE RIDGE, GA 30513, USA**

<https://mtsunriserealty.com>

Gaze upon rushing trophy trout rapids across a stunning lush meadow when you arrive to this rare find of a double lot on the Toccoa River with endless possibilities! With a very flat double lot w/ building site right on the water, shared well in place, and the ability to...

448 Riverbend Manor, Blue Ridge,  
GA 30513, USA

- Land
- River Front
- Active



**BASIC FACTS**

**Property ID:** 236696

**Date added:** 08/28/23

**Status:** Active

**Acres:** 1.65

**MLS #:** 327713

**Type:** Land

**Lot size:** 71874 sq ft

**PROPERTY DETAILS**

**New Construction:** No

**PROPERTY FEATURES**

**Electric Available:** No

**Heating:** No

**Carport:** No

**Pool:** No

**View:** Year Round, River

**Water Source:** Shared Well

**Cooling:** No

**Fireplace:** No

**Garage:** No

**Sewer:** See Remarks

**Waterfront:** Yes

**Utilities Available:** Electricity Available,  
Internet Available

**LOCATION DETAILS**

**City:** Blue Ridge

**State:** GA

**County/Parish:** Fannin

**County:** Fannin

**Poscode:** 30513

**Township:** Blue Ridge

