

# Beautiful Estate on 16.77 acres



16.77 acres & totally renovated with new wiring, plumbing, fixtures, industrialized stove & hood, 10' ceilings throughout. Wine room, barn & storage house. Corian countertops, tile backsplash in kitchen, tin roof, original wood floors, antique claw foot tub, enclosed sun porch, patio, office, large fireplace, beautiful setting.

\$649,900 (2560600)



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**HARRY NORMAN,**  
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Luxury Lake and Mountain  
141 S. Main St., Clayton, GA 30525



**Georgia MLS** 2560600  
**No.:**  
**Address:** 2342 HWY 76 E  
 CLAYTON 30525  
**Subdivision:** NONE  
**Area:** 451  
**Description:** Single Family Res  
**OWNER:** Fee Simple Detached  
**List Price:** \$649,900  
**Status:** Active  
**Possession:** At Closing  
**Possible Financing:** Cash

**PROPERTY INFORMATION**


**County:** RABUN **Year Built:** 1940  
**Annual Taxes:** \$3,194 **New Construction?**No  
**Tax Year:** 2008 **Lot Size:** More than 5 Acres  
**Lake Name:**  
**Schools:** Elem: **RABUN COUNTY** (ES\_BUS: ) Middle: **RABUN** (MS\_BUS: ) High: **RABUN** (HS\_BUS: )  
**Remarks:** TOTALLY RENOVATED 4 YEARS AGO, ESTATE ON 16.77 AC BARN & STORAGE, IND. RANGE & HOOD, REDONE ORIGINAL HDWD FLOORS, CLAWFOOT TUB, HUGE WALK IN CLOSET, LARGE L-SHAPED SUN PORCH W/ WINDOWS GALORE, 2 KITCHENS, LODGE FEEL.  
**Directions:**FROM CLAYTON: 441 & SAVANNAH ST TO LEFT ON 76E TO RIGHT ON THE ROAD ACROSS FROM KINGWOOD - SEE SIGNS

**INTERIOR**

**Bedrooms:** Up: 0 Mid: 2 Low: 2 Tot: 4 **Heating:** Gas, Central  
**Full Baths:** Up: 0 Mid: 1 Low: 1 Tot: 2 **Interior:** Ceilings 9 ft Plus,Hardwood Floors,Walk-in Closet  
**Half Baths:** Up: 0 Mid: 0 Low: 0 Tot: 0 **Kitchen:** Breakfast Bar,Country Kitchen,Solid Surface Counters  
**Basement:** Bath Finished,Entrance Inside,Entrance Outside,Finished Rooms,Full **Laundry:**Basement  
**Cooling:** Gas,Ceiling Fan,Central **Rooms:** DR/LR Combo,Library/Office,Master on Main Level  
**Energy:** Water Heater-Electric  
**Equipment:** Dishwasher,Range/Oven  
**Fireplaces:** 1  
**FP Location:**In Great/Family Room

**EXTERIOR**

**Amenities:** None **Lot Description:**Sloping,Wooded,Stream/Creek/River,Private Backyard  
**Boathouse:**  
**Construction:**Wood Siding **Parking:** 3 Car or More,Kitchen Level Entry  
**Exterior:** Deck/Patio,Garden Area,Out Building,Barn,Porch **Roof:** Metal/Steel  
**Stories:** Multi-Level  
**Style:** Country/Rustic  
**Water Source:** Well

Information is provided by the Georgia Multiple Listing Service and is deemed reliable but not guaranteed. 



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