## \$3,277,777

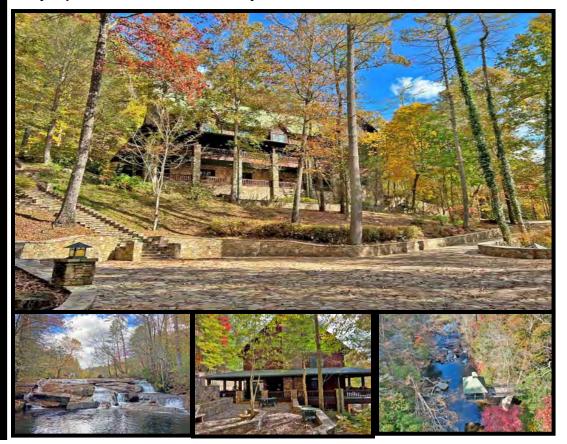
## · Year Built: 1999

· 5 Bedrooms

· 6 Ensuite Baths, 1 Half Bath · Approx. 9,141 sq. ft. · Numerous Additional Structures; Guest Cottages, Carriage House & Garages · Dick's Creek, Quarter Mile of Trout Waters, Flows Thru This Gorgeous Setting · Extensive Stonework; Two Years of Labor By Master Stonemasons to Lay · 4 +/- Acres of Open & Level Grassland · Shares a Boundary With U.S. National Forest · Scenic Appeal Is To Be Envied By Any State Park · Caterpillar Generator; Can Run Main Residence for Approximately 1 Month Without Refueling · Setting Is Unparralleled; Nature's Distinguished & Best on 10.9+/- acres



OF STATURE EXTRAORDINARY - Hewn of sunlight, stone, timber and waterfalls; eminent in standing among all the properties of the Southern Appalachians. Nearly four years of patient, hand-crafted construction and quality are evident in the Falling Water home - every tight seam, straight line, stone laid; every substantive component - all reflective of a pride in craftsmanship and a discriminating selection of materials. The natural woods inside and out - all exposed woodwork on every surface - were harvested from the owner's properties and hand-milled here on site. Next to the main residence is the "Bird's Nest" cottage, further down a toy garage and guest cottage and electrical house for generator. Out at the grassland is a 5,000 sf carriage house, a woodshed, covered shed and gate house, all with exteriors of the native lumbers that were milled on site. The property, structures and residence would lend itself to a multiplicity of uses and can accommodate one person or dozens.



## 169 DUNNS ROAD LUMPKIN COUNTY, GA



Access additional information using our QR Code to view dedicated link. **DIRECTIONS:** Shown By Appointment Only. Property is Gated and Monitored. Please respect Owner's privacy and do not attempt to walk in.

Please call to arrange a private viewing:

Vic Dover 706-265-5855 Melissa Dover 706-344-8850

www.vinsondoverrealty.com

\*THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED. \*