

# \$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 Unparalleled; 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](http://www.vinsondoverrealty.com)**