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2007 Lake Market Review

Compiled by Scott Poss 706-212-2102

Poss Realty

www.burtonrabun.com

2007 Lakefront Property Sales—Lakes Burton, Rabun and Seed

SOLD 2007								
	Location	Lake	Status	Sale Price	Ownership	Structure	Frontage	Acreage
1	Timpson Creek	Burton	SOLD	\$310,000	Fee	Boathouse	103.8	0.25
2	Brandon Mill Rd. -Low Gap	Rabun	SOLD	\$365,000	Fee	Vacant	100.0	1.22
3	Wildflower - facing Billy Goat	Burton	SOLD	\$500,000	Lease	3 BR, 1 BA	275.0	
4	Crow Creek Road	Seed	SOLD	\$600,000	Lease	3 BR, 1 BA	375.0	2.20
5	Lake Seed Road	Seed	SOLD	\$602,160	Lease	4 BR, 3 BA	162.6	2.08
6	Acorn Cove	Burton	SOLD	\$800,000	Fee	4 BR, 2 BA	100.0	0.42
7	Dick's Creek Cove	Burton	SOLD	\$800,000	Fee	5 BR, 3 BA	50.0	0.90
8	Wildcat Cove	Burton	SOLD	\$832,500	Lease	4 BR, 2 BA	293.4	1.81
9	Brandon Mill Rd. - Bear Gap	Rabun	SOLD	\$835,000	Lease	Tear Down	137.0	3.35
10	Brandon Mill Rd. -Narrows	Rabun	SOLD	\$850,000	Fee	Vacant	104.0	2.08
11	Timpson Cove	Burton	SOLD	\$875,000	Lease	Tear Down	300.0	0.78
12	Tallahul River	Burton	SOLD	\$875,000	Lease	3 BR, 2 BA	443.0	1.08
13	Seed Lake Road	Seed	SOLD	\$900,000	Lease	3 BR, 2 BA	592.8	1.15
14	Narrows	Rabun	SOLD	\$925,000	Lease	2 BR, 1.5 BA	280.0	1.18
15	Main Lake - West Side	Burton	SOLD	\$980,000	Lease	2 BR, 1 BA	145.0	0.48
16	Moccasin Cove	Burton	SOLD	\$1,012,000	Lease	2 BR, 1 BA	450.0	1.51
17	Acorn Cove	Burton	SOLD	\$1,053,000	Fee	4 BR, 2.5 BA	103.0	0.25
18	Moccasin Cove	Burton	SOLD	\$1,075,000	Lease	Tear Down	473.9	0.95
19	Blalock Goldmine Road	Burton	SOLD	\$1,100,000	Lease	3 BR, 2 BA	190.0	1.46
20	Main Lake North - East Side	Burton	SOLD	\$1,160,000	Lease	2 BR, 1 BA	245.0	1.07
21	Wildcat	Burton	SOLD	\$1,165,000	Lease	3 BR, 2 BA	289.0	1.27
22	Moccasin Cove	Burton	SOLD	\$1,212,000	Lease	4 BR, 3.5 BA	194.0	0.52
23	Big Basin	Rabun	SOLD	\$1,261,000	Lease	3 BR, 2.5 BA	149.9	0.58
24	Gov Cove	Burton	SOLD	\$1,290,000	Lease	4 BR, 2 BA	390.0	1.20
25	North Lake	Burton	SOLD	\$1,375,000	Lease	5 BR, 4 BA	210.0	1.11
26	Brandon Mill	Rabun	SOLD	\$1,342,000	Fee	2 BR, 2.5 BA	289.0	1.95
27	Deer Hill	Burton	SOLD	\$1,450,000	Lease	3 BR, 2 BA	172.9	0.87
28	Blalock Goldmine Road	Burton	SOLD	\$1,450,000	Lease	6 BR, 3 BA	300.0	0.51
29	Big Basin	Rabun	SOLD	\$1,462,500	Lease	3 BR, 3.5 BA	170.7	0.67
30	Cherokee Cove	Burton	SOLD	\$1,500,000	Lease	4 BR, 3.5 BA	350.0	1.58
31	Main Lake North - West Side	Burton	SOLD	\$1,500,000	Lease	2 BR, 2 BA	242.0	0.74
32	Lake Rabun Road	Rabun	SOLD	\$1,500,000	Fee	6 BR, 4 BA	70.0	0.63

Cont'd on page 2

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	Location	Lake	Status	Sale Price	Ownership	Structure	Frontage	Acreage
33	Cherokee Cove	Burton	SOLD	\$1,595,000	Lease	3 BR, 2 BA	492.0	2.09
34	Wildflower - facing Billy Goat	Burton	SOLD	\$1,600,000	Lease	Tear Down	333.0	1.17
35	Cherokee Cove	Burton	SOLD	\$1,675,000	Lease	4 BR, 3 BA	240.0	1.39
36	Murray Cove Road	Burton	SOLD	\$1,680,000	Lease	Tear Down	462.4	0.76
37	Dick's Creek - Goldmine	Burton	SOLD	\$1,750,000	Lease	5 BR, 4 BA	225.0	1.34
38	Big Basin	Rabun	SOLD	\$1,825,000	Fee	3 BR, 3.5	88.1	1.20
39	Burton Mountain Main Lake	Burton	SOLD	\$1,852,500	Lease	4 BR, 3 Ba	371.0	2.05
40	Main Lake North - West Side	Burton	SOLD	\$1,930,000	Lease	6 BR, 5 BA	237.0	3.76
41	Narrows	Rabun	SOLD	\$1,900,000	Lease	4 BR, 3 BA	363.0	2.30
42	Main Lake - East Side	Burton	SOLD	\$2,150,000	Lease	Tear Down	450.0	0.98
43	Moccasin Point	Burton	SOLD	\$2,200,000	Lease	Tear Down	228.0	1.20
44	Timpson Cove	Burton	SOLD	\$2,400,000	Lease	4 BR, 3 BA	257.0	0.94
45	Dick's Creek and Main Channel	Burton	SOLD	\$2,805,500	Lease	5 BR, 5.5 BA	319.8	0.65
46	Main Lake North - West Side	Burton	SOLD	\$2,840,000	Lease	5 BR, 4 BA	150.0	1.55
47	Timpson Cove	Burton	SOLD	\$2,850,000	Lease	6 BR, 6 BA	241.9	0.85
48	Meeting House - Main Lake	Burton	SOLD	\$4,950,000	Lease	6 Br	360.0	1.91
49	Moccasin Cove	Burton	SOLD	\$7,350,000	Lease	6 BR, 8 BA	800.0	3.06

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LAKE FACTS—These facts help illustrate the size relationships of Lakes Burton, Rabun and Seed. The statistics shown are approximate.

	Burton	Rabun	Seed
Fee Simple Lots	328	275	44
Leased Lots	844	210	97
Total Lots	1172	485	141
Shoreline/ Miles	62	25	13
Elevation ASL	1866.6	1689.6	1752.5
Acreage	2775	835	240
Year Impounded	1919	1918	1926