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# 2008 Lake Market Review

Compiled by Scott Poss 706-212-2102

[www.burtonrabun.com](http://www.burtonrabun.com)

## 2008 Lakefront Property Sales—Lakes Burton, Rabun and Seed

	Location	Lake	Status	Sale Price	Ownership	Structure	Frontage	Acreage	Month Closed
1	Burton Dam Road	Seed	SOLD	\$425,000	Lease	2 BR, 1 BA	261.6	1.34	11
2	Lake Rabun Road	Rabun	SOLD	\$450,000	Fee	3 BR, 1.5 BA	33.0	0.14	6
3	Seed Lake Road	Seed	SOLD	\$485,000	Lease	4 BR, 2 BA	188.5	1.71	12
4	Timpson Cove	Burton	SOLD	\$495,000	Lease	2 BR, 2.5	270.0	0.85	12
5	Murray Cove	Burton	SOLD	\$570,000	Fee	Vacant	115.0	1.77	5
6	Murray Cove	Burton	SOLD	\$625,000	Fee	3 BR, 1 BA	common	0.26	9
7	Dick's Creek Cove	Burton	SOLD	\$650,000	Fee	3 BR, 2 BA	246.0	0.42	7
8	Dick's Creek Cove	Burton	SOLD	\$790,000	Fee	3 BR, 2 BA	80.0	0.40	6
9	Kings Row	Rabun	SOLD	\$793,000	Fee	Vacant	100.0	1.40	5
10	Timpson Cove	Burton	SOLD	\$828,500	Fee	3 BR, 2.5 BA	100.0	0.80	6
11	Governor's Cove	Burton	SOLD	\$850,000	Fee	3 BR, 2 BA	304.1	0.43	2
12	Crow Creek	Seed	SOLD	\$850,000	Lease	3 BR, 2.5 BA	269.0	1.75	6
13	Dick's Creek Cove	Burton	SOLD	\$900,000	Fee	3 BR, 2 BA	39.8	0.31	10
14	Moccasin Cove	Burton	SOLD	\$969,500	Lease	5 BR, 3 BA	27.9	0.64	3
15	above Rabun Beach	Rabun	SOLD	\$975,000	Lease	4 BR, 3.5 BA	281.7	3.01	2
16	Cherokee Cove	Burton	SOLD	\$1,200,000	Lease	Tear Down	212.0	2.85	2
17	Boathouse Basin	Rabun	SOLD	\$1,200,000	Lease	3 BR, 2.5 BA	139.7	0.00	2
18	Moccasin Cove	Burton	SOLD	\$1,232,500	Lease	Tear Down	450.0	1.96	6
19	Crow Creek Road	Seed	SOLD	\$1,248,475	Lease	4 BR, 3 BA	231.7	1.51	10
20	Wildcat Cove	Burton	SOLD	\$1,350,000	Lease	4 BR, 4.5 BA	416.0	1.58	2
21	Narrows	Rabun	SOLD	\$1,400,000	Fee	3 BR, 3 BA	100.0	0.60	4
22	Main Lake - Meeting House	Burton	SOLD	\$1,425,000	Lease	5 BR, 3.5 BA	199.0	0.80	8
23	Behind Burton Island	Burton	SOLD	\$1,460,000	Lease	Tear Down	260.3	1.23	3
24	Hidden Cove Near Dam	Burton	SOLD	\$1,475,000	Lease	4 BR, 3.5	342.6	1.20	8
25	Timpson Cove	Burton	SOLD	\$1,500,000	Lease	4 BR, 3 BA	254.3	2.23	2
26	Meeting House Mtn. - Main Lake NE	Burton	SOLD	\$1,520,000	Lease	Tear Down	300.0	2.63	4
27	Brandon Mill Road	Rabun	SOLD	\$1,523,125	Lease	4 BR, 4 BA	315.9	1.34	9
28	Main Channel Southeast Side	Burton	SOLD	\$1,537,500	Lease	Tear Down	524.0	1.13	2
29	Cherokee Cove	Burton	SOLD	\$1,550,000	Lease	3 BR, 2 BA	409.1	1.81	3
30	Cherokee Cove	Burton	SOLD	\$1,550,000	Fee	4 BR, 3 BA	290.0	1.31	4
31	Main Body Northwest Side	Burton	SOLD	\$1,575,000	Lease	Tear Down	487.1	1.14	3
32	Cherokee Cove	Burton	SOLD	\$1,595,000	Lease	Tear Down	548.8	1.51	8
33	Main Channel Southeast Side	Burton	SOLD	\$1,850,000	Lease	Tear Down	422.6	1.41	2
34	Blalock Goldmine Road	Burton	SOLD	\$1,895,000	Fee	3 BR, 2.5 BA	104.3	0.29	1
35	Wildflower behind Billy Goat	Burton	SOLD	\$1,950,000	Lease	4 BR, 2.5 BA	250.7	0.68	3
36	Spillway Basin	Rabun	SOLD	\$2,085,000	Fee	5 BR, 4.5 BA	216.5	0.25	2
37	Main Channel	Burton	SOLD	\$2,100,000	Lease	3 BR, 2 BA	207.0	1.29	7
38	Moccasin Cove	Burton	SOLD	\$2,100,000	Lease	4 BR, 4 BA	275.0	1.23	1
39	Timpson Cove	Burton	SOLD	\$2,300,000	Lease	6 BR, 4 BA	152.19	1.18	6
40	Murray Cove	Burton	SOLD	\$2,350,000	Fee	4 BR, 4 BA	100.0	0.42	7
41	Cherokee Cove	Burton	SOLD	\$2,452,000	Fee	5 BR, 4.5 BA	221.0	1.28	5
42	Moccasin Point	Burton	SOLD	\$2,650,000	Lease	4 BR, 3.5 BA	295.0	2.21	1

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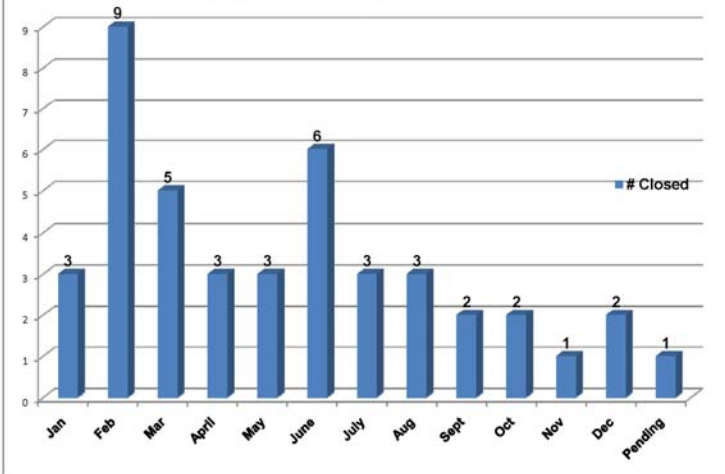
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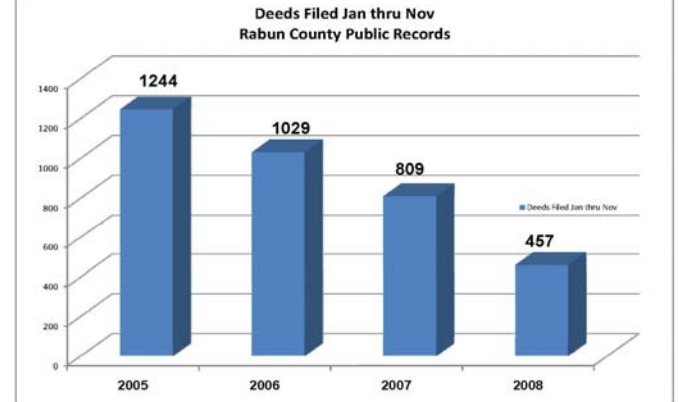
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Lake Burton, Seed and Rabun  
2008 Market Activity by Month  
Lakefront Properties - Improved and Vacant including "tear downs"

**Rabun County Lakefront Sales 2008 by Month Closed**



**County Wide Market Information—Rabun County**



Source: Data gathered from Rabun County Public Records. Information is deemed reliable but not guaranteed. Compiled by: Scott Poss, CENTURY 21 Poss Realty

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## LAKE FACTS

	Burton	Rabun	Seed
<b>Fee Simple Lots</b>	<b>328</b>	<b>275</b>	<b>44</b>
<b>Leased Lots</b>	<b>844</b>	<b>210</b>	<b>97</b>
<b>Total Lots</b>	<b>1172</b>	<b>485</b>	<b>141</b>
<b>Shoreline (miles)</b>	<b>62</b>	<b>25</b>	<b>13</b>
<b>Elevation ASL</b>	<b>1866.6</b>	<b>1689.6</b>	<b>1752.5</b>
<b>Acreage</b>	<b>2775</b>	<b>835</b>	<b>240</b>
<b>Year Impounded</b>	<b>1919</b>	<b>1918</b>	<b>1926</b>
<b>Properties For Sale 12/24/2008</b>	<b>81</b>	<b>43</b>	<b>8</b>
<b>Properties Sold in 2008</b>	<b>31</b>	<b>7</b>	<b>4</b>

**Poss Realty**  
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