



# 2009 Lake Market Review

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

2009 Lakefront Property Sales—Lakes Burton, Rabun and Seed

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	Location	Lake	Status	Sale Price	Ownership	Structure	Frontage	Acreage	Month Closed
1	Lake Rabun Road	Rabun	Closed	\$650,000	Fee	2 BR, 2 BA	BH	1.25	4
2	Narrows Lake Rabun	Rabun	Closed	\$672,000	Fee	3 BR, 2 BA	91.0	2.00	1
3	Murray Cove Rd. Timpson	Burton	Closed	\$750,000	Lease	Tear Down	198.4	0.83	2
4	Main Lake near Acorn	Burton	Closed	\$840,000	Lease	3 BR, 2 BA	232.0	1.99	6
5	Near Seed Dam	Rabun	Closed	\$846,500	Fee	3 BR, 4.5 BA	118.0	1.54	11
6	Wildflower Circle	Burton	Closed	\$880,000	Lease	2 BR/2 BA	247.0	0.28	8
7	Seed Lake Road	Seed	Closed	\$909,000	Lease	4 BR, 2.5 BA	592.8	1.15	7
8	Moccasin Cove	Burton	Closed	\$950,000	Lease	4 BR, 2 BA	250.0	1.75	7
9	Spillway Basin	Rabun	Closed	\$1,000,000	Fee	3 BR, 2 BA	120.0	1.54	7
10	Moccasin Cove	Burton	Closed	\$1,050,000	Lease	Tear Down	294.1	0.84	11
11	Murray Cove Rd. Main Body	Burton	Closed	\$1,100,000	Lease	Tear Down	324.4	1.37	2
12	Main Lake NW	Burton	Closed	\$1,200,000	Lease	3 BR, 4 BA	310.0	0.87	8
13	Cherokee Cove	Burton	Closed	\$1,250,000	Lease	3 BR, 2 BA	291.0	1.20	7
14	Lower Basin	Rabun	Closed	\$1,372,380	Fee	3 BR/2 BA	155.0	1.04	12
15	Main Lake NW	Burton	Closed	\$1,390,000	Lease	3 BR/2 BA	630.0	2.68	12
16	Brandon Mill Road	Rabun	Closed	\$1,410,000	Fee	4 BR, 4.5 BA	100.0	15.83	3
17	Asher Lane	Rabun	Closed	\$2,162,750	Lease	5 BR, 4.5 BA	263.0	1.62	10
18	Timpson Cove	Burton	Closed	\$2,700,000	Lease	6 BR, 6 BA	243.6	0.85	10
19	Moccasin Cove	Burton	Closed	\$4,200,000	Lease	5 BR, 4.5	517.9	1.51	6
20	Shady Lane	Rabun	Closed	\$4,200,000	Fee	5 BR, 4.5 BA	651.0	9.70	9
21	Timpson Cove	Burton	Closed	\$4,600,000	Lease	5 BR, 6.75 BA	328.5	2.25	10

**As of January 16, 2010 there are 5 other lake front properties under contract with list prices ranging from \$725,000 to \$4,395,000.**

NOTE: If your property is listed with another real estate broker, please disregard this letter. Information contained herein is based on public records and is deemed accurate but is not guaranteed. The list includes all sales indicated by public records for Lakes Rabun, Seed and Burton from January 1, 2009 thru December 31, 2009. These include sales made by RE/MAX of Rabun, other brokers and individuals.



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