



# 2010 Lake Market Update

Compiled by Scott Poss 706-490-2305

## 2010 Lakefront Property Sales—Lakes Burton, Rabun and Seed

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### 2010 Closed

	Location	Lake	Status	Sale Price	Ownership	Structure	Month Closed
1	Seed Narrows	Seed	Sold	\$409,000	Lease	3 BR, 2.5 BA	7
2	Timpson Cove	Burton	Sold	\$495,000	Fee	2 BR, 1 BA	5
3	Seed Lake Road	Seed	Sold	\$498,700	Lease	3 BR, 2 BA	5
4	Moccasin Cove	Burton	Sold	\$500,000	Lease	2 BR, 2 BA	7
5	Narrows	Rabun	Sold	\$525,000	Lease	2 BR, 2 BA	6
6	Murray Cove	Burton	Sold	\$525,000	Lease	4 BR, 2 BA	2
7	Acorn Cove	Burton	Sold	\$800,000	Fee	4 BR, 3.5 BA	1
8	Big Basin	Rabun	Sold	\$1,000,000	Fee	Boathouse only	7
9	Laurel Lodge	Burton	Sold	\$1,085,000	Lease	3 BR, 2.5 BA	2
10	Moccasin Cove	Burton	Sold	\$1,150,000	Lease	6 BR, 4 BA	6
11	Moccasin Cove	Burton	Sold	\$1,151,211	Lease	5 BR, 5 BA	4
12	Narrows	Rabun	Sold	\$1,235,000	Fee	4 BR, 4 BA	7
13	Cherokee Cove	Burton	Sold	\$1,250,000	Lease	2 BR, 1 BA	3
14	Timpson Cove	Burton	Sold	\$1,450,000	Lease	4 BR, 2 BA	3
15	Lake Rabun Rd.	Rabun	Sold	\$1,942,000	Lease	4 BR, 3.5 BA	3
16	Laurel Lodge	Burton	Sold	\$2,448,000	Lease	3 BR, 3.5 BA	1
17	Moccasin Cove	Burton	Sold	\$3,800,000	Lease	5 BR, 4.5 BA	2

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, 2010 thru July 19, 2010. These include sales made by RE/MAX of Rabun, other brokers and individuals.

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of Rabun

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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