

**Charming A-frame Cabin Retreat in Blue Ridge**  
216 Sourwood Drive  
Blue Ridge, GA 30513

**\$479,000**  
1.34± Acres  
Fannin County



## Charming A-frame Cabin Retreat in Blue Ridge Blue Ridge, GA / Fannin County

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### SUMMARY

#### Address

216 Sourwood Drive null

#### City, State Zip

Blue Ridge, GA 30513

#### County

Fannin County

#### Type

Residential Property

#### Latitude / Longitude

34.773257 / -84.24334

#### Taxes (Annually)

\$590

#### HOA (Annually)

\$800

#### Dwelling Square Feet

1,430

#### Bedrooms / Bathrooms

2 / 2

#### Acreage

1.34

#### Price

\$479,000

#### Property Website

<https://www.garrettlandcompany.com/property/charming-a-frame-cabin-retreat-in-blue-ridge/fannin/georgia/100306/>



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### **PROPERTY DESCRIPTION**

\$5,000 in SELLER CONCESSIONS! Tucked in the highly sought-after Aska Adventure Area, this fully furnished A-frame cabin offers a rare blend of privacy, natural beauty, and mountain lifestyle.

Situated on approximately 1.34 acres, this 2-bedroom, 2-bath retreat with additional loft space features an exceptional combination of walkable access to the Toccoa River, a private creek on the property, and direct adjacency to the Chattahoochee-Oconee National Forest-creating a truly immersive mountain setting that is increasingly hard to find.

Inside, you'll find vaulted ceilings, warm wood finishes, and a comfortable, inviting layout designed for both relaxation and entertaining. Being sold fully furnished, this cabin is completely turnkey-ideal for a short-term rental, second home, or full-time mountain escape.

Located within the quiet, gated Toccoa Properties community, enjoy access to three private fishing lakes along with endless outdoor recreation, including hiking, biking, fishing, tubing, and kayaking throughout the Aska area.

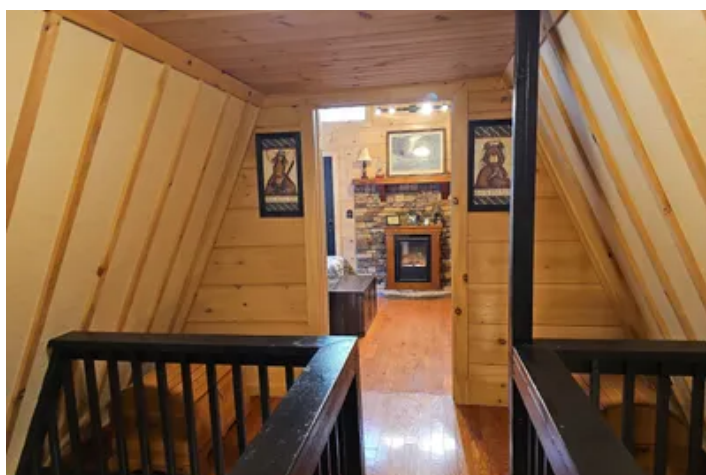
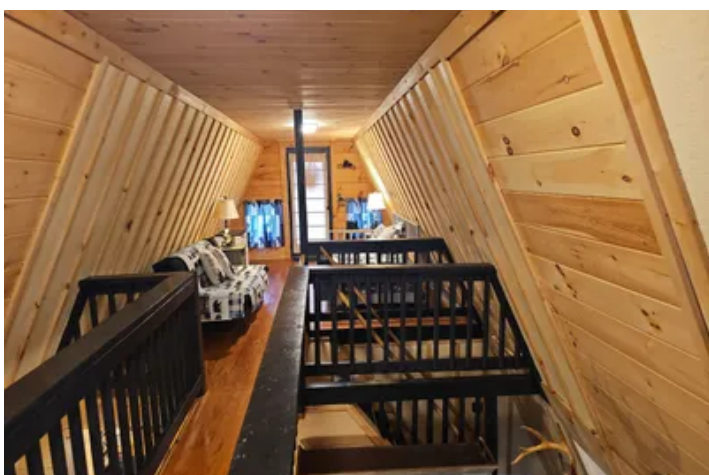
Just minutes from local favorites like Toccoa Riverside Restaurant and Sandy Bottoms Recreation Area, and a short drive to downtown Blue Ridge, this property offers the perfect balance of seclusion and convenience.

Properties offering a private creek, river access, and national forest frontage in this location are extremely rare-don't miss the opportunity to own a true North Georgia mountain retreat.

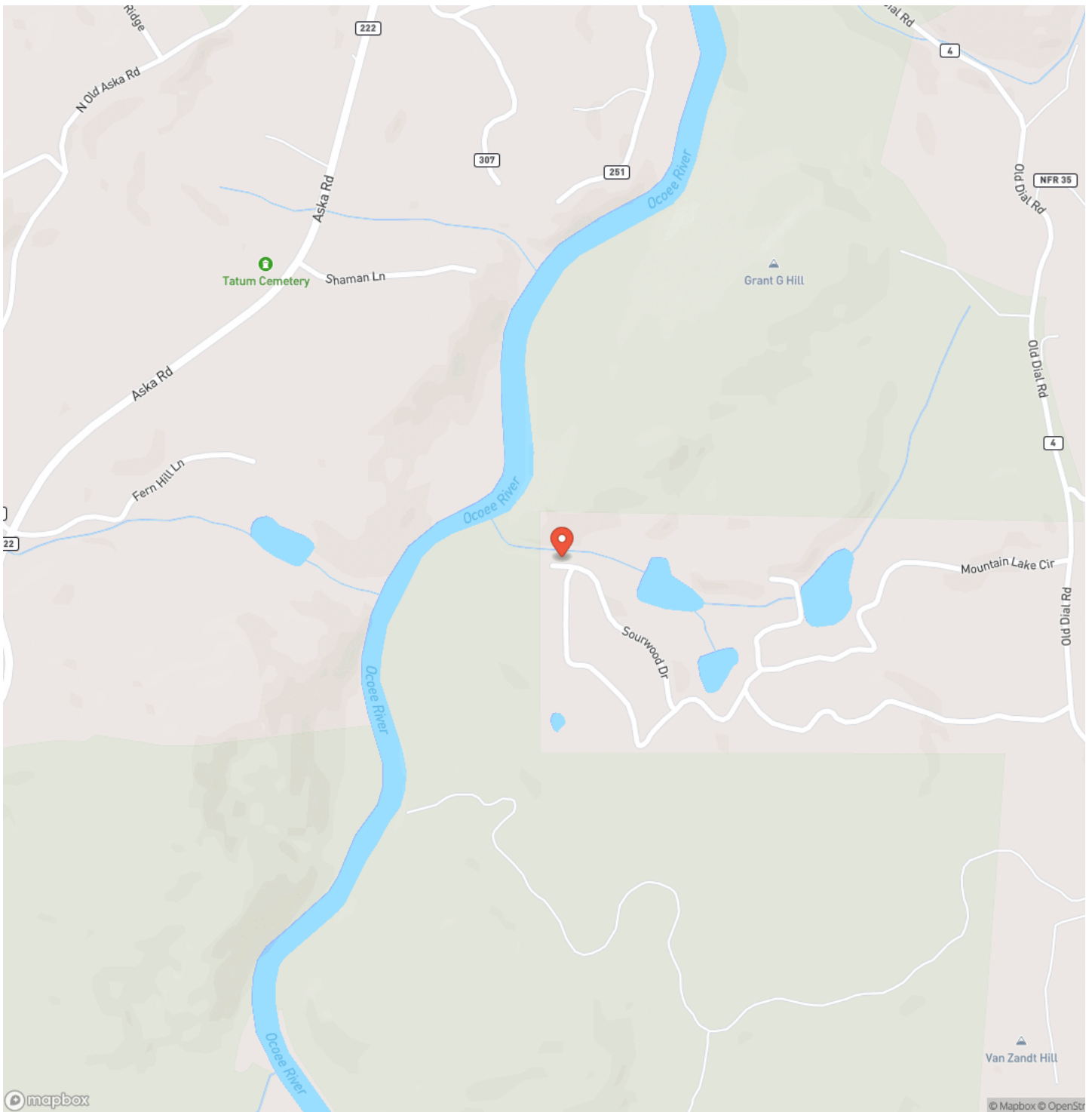


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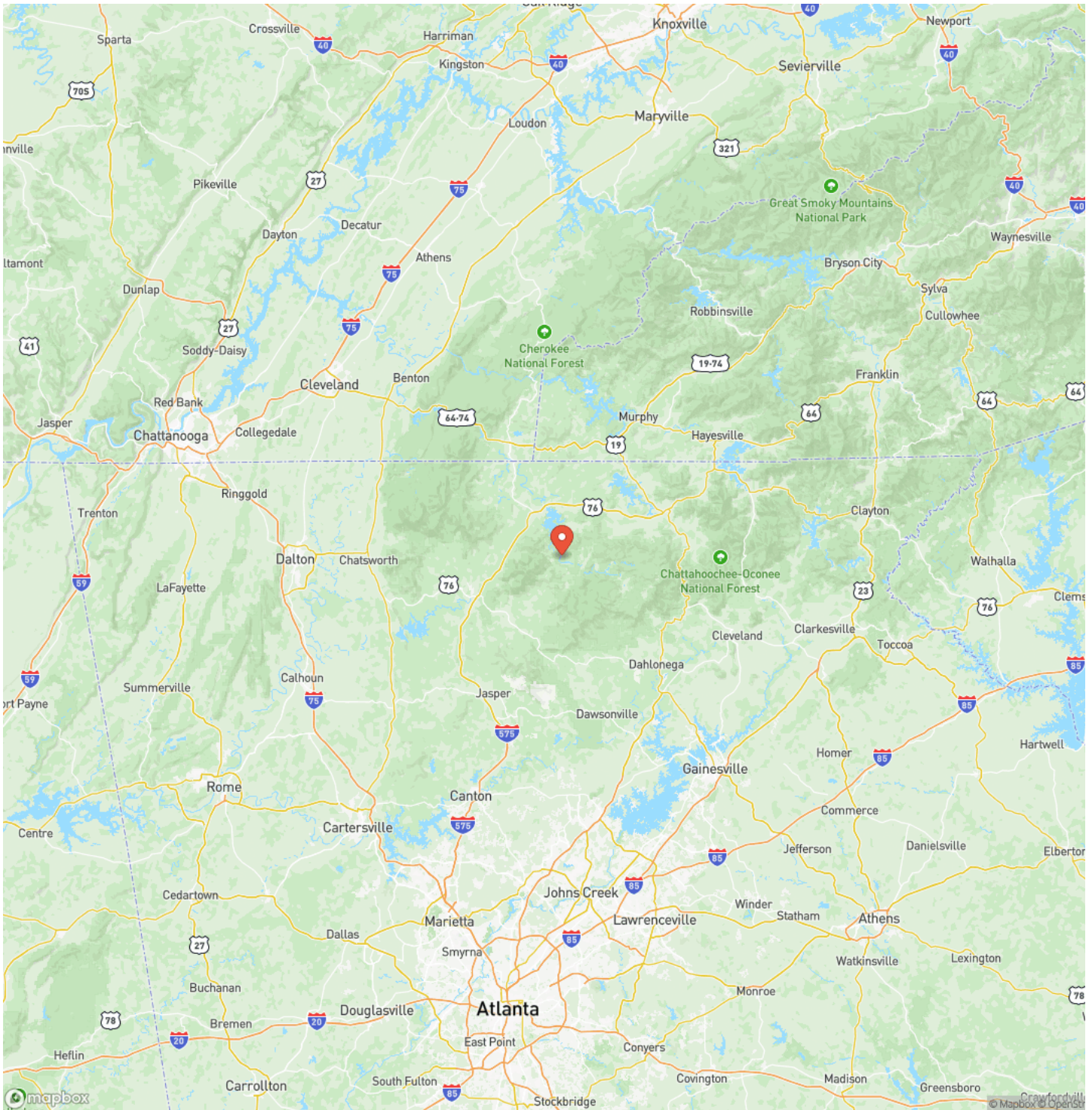


## Locator Map

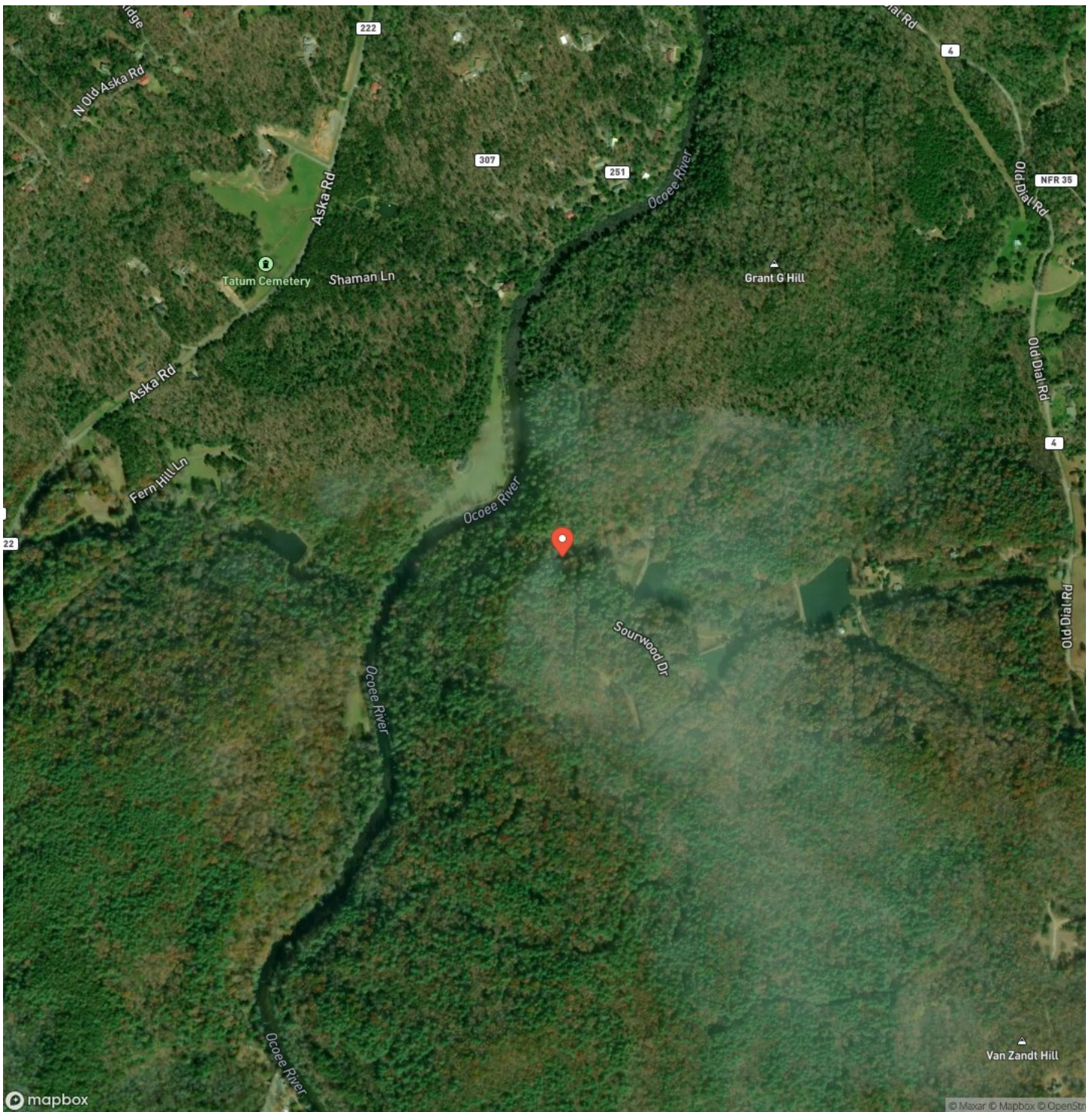


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## Locator Map



## Satellite Map



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LISTING REPRESENTATIVE  
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**City / State / Zip**  
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NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://www.garrettlandcompany.com/>**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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