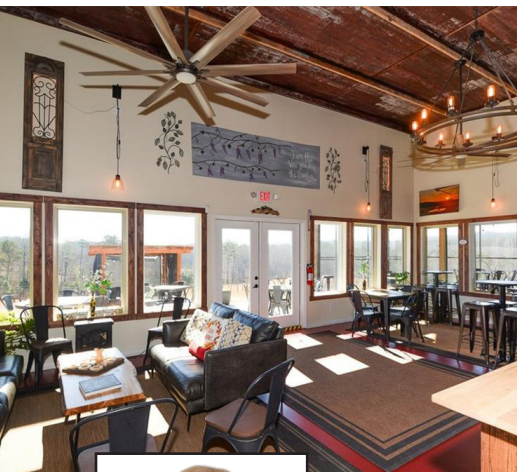


JUST LISTED

119 INLAND DR TALKING ROCK, GA 30175



CATHY TOMLINSON

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**BERKSHIRE
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PROPERTIES

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119 INLAND DR TALKING ROCK, GA 30175

PRESENTED AT \$3,400,000

If you have dreamed of owning your own farm winery and vineyard then this is a once in a lifetime opportunity. Canoe Vineyards is a wine lovers dream come true, with potential for development in for years to come in the high growth North Georgia wine belt! Indulge your passion with this incredible commercial property, opportunity featuring 36.61 stunning acres abundant with natural beauty including a natural spring that supplies freshwater year-round with spectacular wildlife galore. This is nature at its finest, and you can own your own piece of paradise in this unique winery/vineyard property where all the initial development work has been done for you. 25 acres have been cleared for developmental use and the year-round creek is sourced for possible irrigation with necessary pump equipment in place. The winery is immaculate and has numerous custom features and details including a custom wood tasting bar and serving area handcrafted by a local craftsman. The tasting room welcomes guests in to drink and enjoy a unique wine tasting experience including lovely grounds to explore, bocce court to play on and of course a one-of-a-kind outdoor live music venue. The sunroom has an incredible view of the surrounding mountains and woods as well as the beautiful grapevines. Here is your chance to walk right into a fully functioning business, immerse yourself into the local wine lover's community and create a legacy experience for you and your family for the next generation and beyond. This unique property is at the base of the North Georgia mountains and has the most spectacular sunset views you have ever seen. The massive development allows room for expansion. A standout feature is the 3,348 square foot winery and wine making building with over 760 square feet expertly designed for cooling your storehouse of wine. Seating for 155 plus offers your customers the perfect place to enjoy live concerts or a nice private spot to come relax and escape for a while and enjoy the atmosphere of serenity and tranquility the owners have created. The perfect live work and play development opportunity for you, this property features underground power, county water, high speed internet, and 3 phase power conveniently nearby. Countless opportunities abound for unique uses in ownership of this property from a wedding venue, unique events venue with room for amphitheater, development for cabins/cottages, as well as an upscale RV park. The property classification as a farm winery allows you to open a total of six tasting rooms in the state of Georgia (very lucrative opportunity that conveys with the sale). Unlimited room to expand winery/vineyard and the future possibilities are simply endless. The 2 acre of vines will produce its first harvest this year including a harvest from over 150 blueberry bushes, and future harvest forecasts a potential 6-8 tons (350-480 cases) annually. There is ample storage area on property, 55 plus parking spots available, tables and chairs, with furnishings and fixtures included in the sale (subject to owner's verification of specific items). Inventory and equipment are not included in the sale of the property, but can be negotiated between the parties.



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