

ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



EXCLUSIVE LISTING

The Lilly Pad Village

BLUE RIDGE | ASKA ADVENTURE AREA

Decoufle Mountain Properties

MICHAEL DECOUFLE

c. 602.575.0222 | o. 706.613.HOME
MICHAELDECOUFLE@ANSLEYRE.COM

CHRISTI DECOUFLE

c. 602.570.8678 | o. 706.613.HOME
CHRSTIDECOUFLE@ANSLEYRE.COM



MOUNTAIN & LAKE OFFICE

165 Depot Street, Blue Ridge, GA 30513

All data believed to be accurate but not warranted. Ansley upholds Equal Housing Opportunity & Federal Fair Housing policies. If you have an existing relationship with another brokerage, this is not intended as a solicitation.

Unique *Blue Ridge* Opportunity

RARE TURN-KEY LEGACY ASSET IN THE ASKA ADVENTURE AREA

Secure a premier outdoor entertainment landmark along Blue Ridge's highly coveted Aska Road corridor. The Lilly Pad Village stands as an established hospitality asset and major tourism destination, boasting a spectacular 4.8-star Google rating with over 700 reviews. Expertly crafted by an architectural specialist, this rare property offers a scalable commercial footprint in a heavily trafficked corridor where available acreage is almost nonexistent.

LOW-OVERHEAD REVENUE & MASSIVE EXPANSION POTENTIAL

The primary operations are fully turn-key, built upon three highly popular, low-overhead family activities that drive high-margin returns. Beyond the current cash-flowing features, the expansive, heavily wooded terrain serves as a versatile platform for immediate growth. The property includes a prime, dedicated potential restaurant site and a ready-made landscape perfect for adding a low-CAPEX tactical forest laser tag arena.

PROPERTY HIGHLIGHTS

- **Prime Aska Road Location:** Rare commercial acreage in Blue Ridge's premier, heavily trafficked tourism corridor.
- **Proven Track Record:** Turn-key landmark with a 4.8-star Google rating and over 700 reviews.
- **High-Margin Fishing Pond:** A pristine 1/3-acre stocked water feature providing guest experiences at virtually zero marginal cost.
- **Shaded Mountain Mini-Golf:** A naturally shaded course set under a deep forest canopy, offering a rustic challenge with minimal maintenance.
- **All-Weather Gem Mining:** Heated and covered sluices delivering consistent, high-margin revenue year-round.
- **Expansion Ready:** Dedicated potential restaurant site and ideal terrain for a tactical forest laser tag arena.

