

# 333 Laurel Mountain Drive

Toccoa, GA 30577

FOR SALE



**Patrick Cisco**

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**CJ Harman**

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## PROPERTY DESCRIPTION

Tucked away in the serene foothills of Northeast Georgia, this exceptional 20.05-acre retreat offers a rare opportunity to own a private slice of waterfront paradise on Lake Hartwell, near the headwaters of the Tugaloo River. Positioned along the lake's quiet northwestern edge—just across from South Carolina—this property delivers the perfect blend of seclusion, natural beauty, and direct water access.

The land is thoughtfully maintained and features an established network of trails, making it easy to explore the rolling terrain, enjoy peaceful walks, or access the shoreline. A private dock provides immediate access to the water, ideal for fishing, kayaking, or simply unwinding along the tranquil banks.

At the heart of the property sits a charming 1,190-square-foot cabin, built in 2010 and designed for comfortable, relaxed living. The cabin includes one bedroom, a full bathroom, kitchen, and inviting living area, along with a loft space that accommodates additional guests—perfect for weekend getaways or extended stays. Just outside, a 340-square-foot pole barn (25' x 34') offers ample space for storing equipment, boats, or recreational gear.

Despite its peaceful, secluded setting, the property is conveniently located just 7 miles from downtown Toccoa and under 10 miles from the renowned Currahee Club, offering premier golf and dining.

## OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	20.05 Acres
Cabin Size:	1,190 SF

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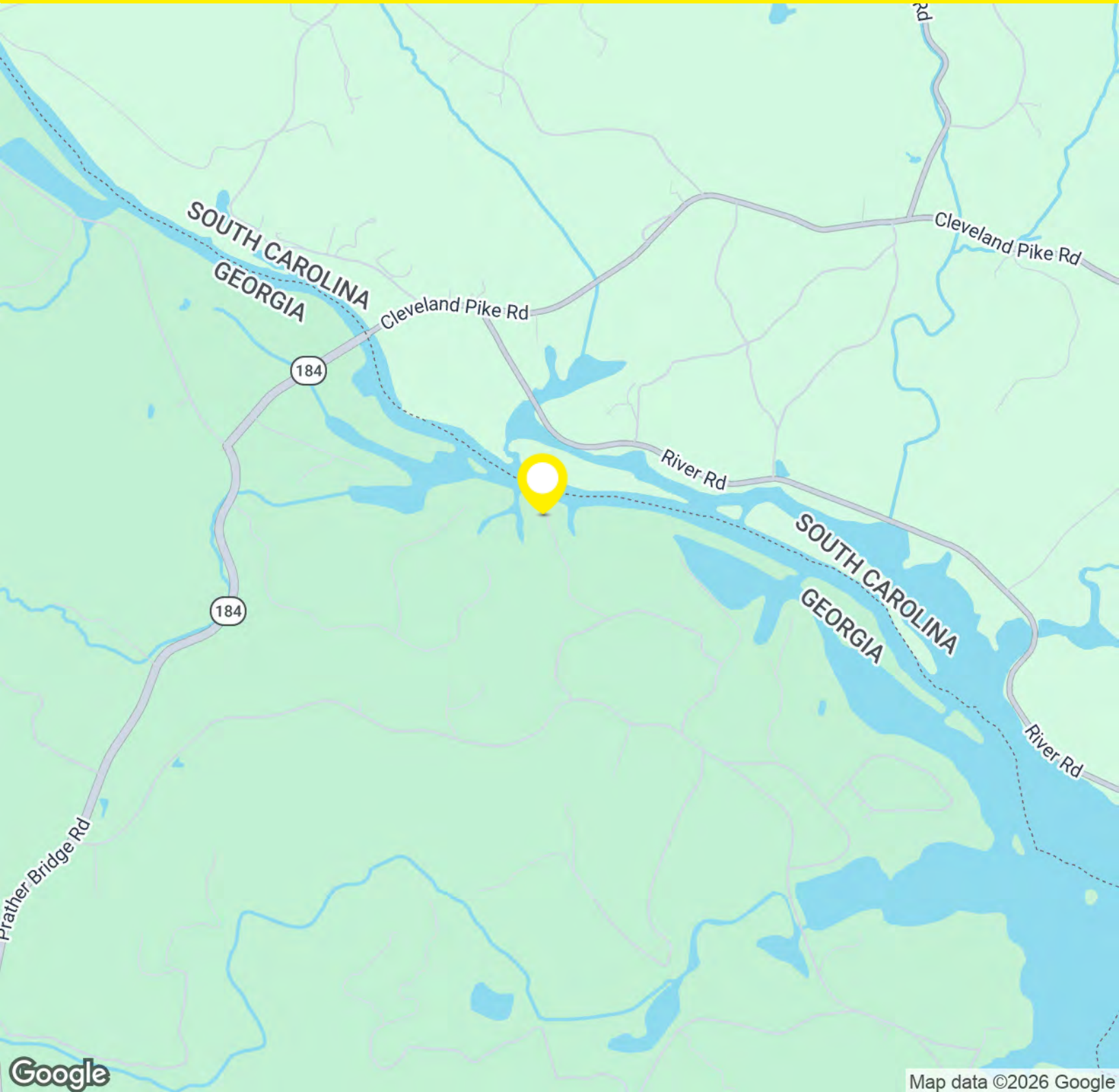
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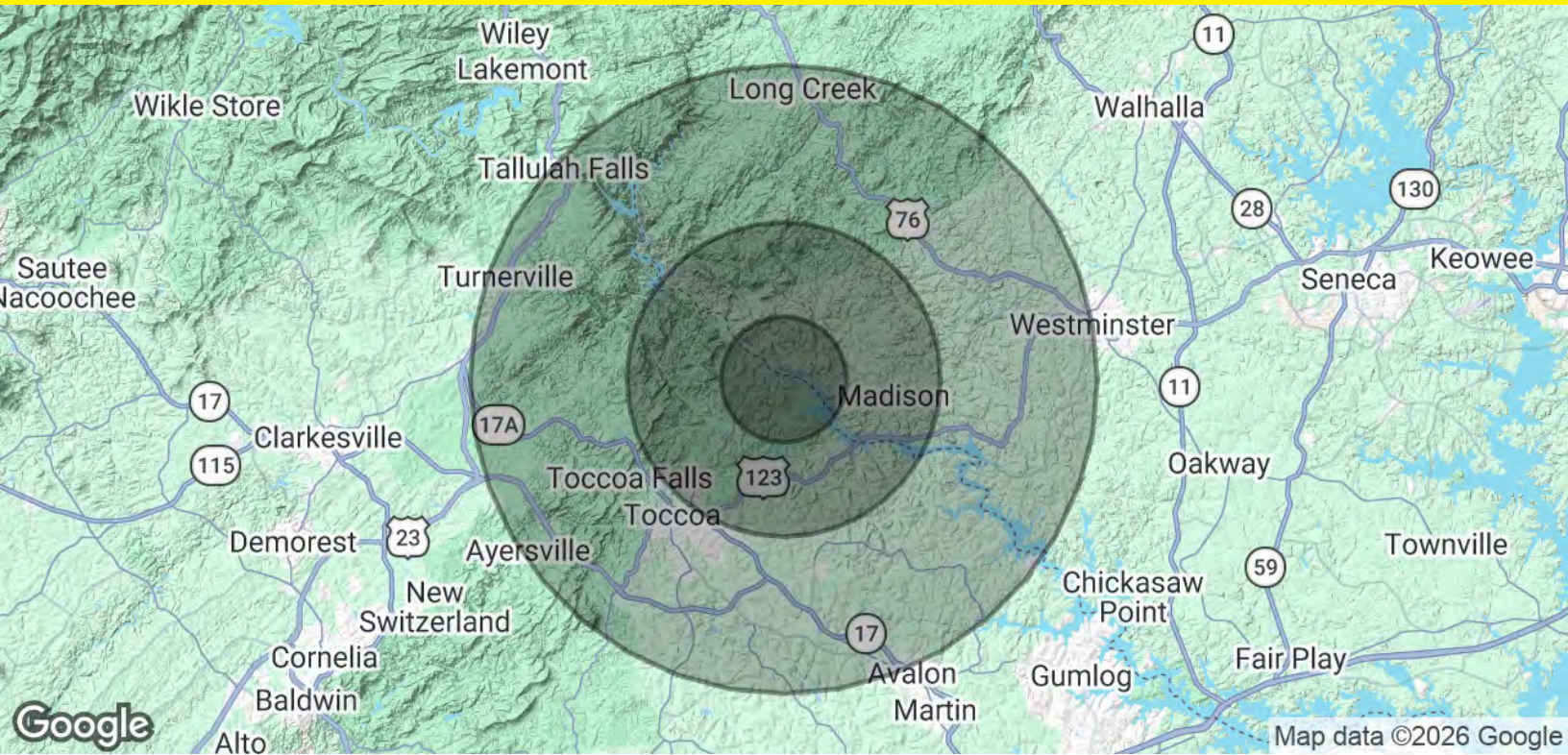
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	478	6,522	30,194
Average Age	38.8	39.9	41.3
Average Age (Male)	30.6	39.0	41.4
Average Age (Female)	42.6	41.9	40.9
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	154	2,434	11,729
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$103,716	\$75,048	\$70,392
Average House Value	\$269,306	\$214,918	\$196,470

2023 American Community Survey (ACS)

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