

Feather's Edge Fact Sheet – Sale is inclusive of 23.61 acres:

- 9975 Ball Ground Hwy – 9.87 acres
- 245 Blair Dr. Ball Ground, GA – 4 acres
- Blair Dr. – 1.87 acres
- 10061 Ball Ground Hwy – 7.87 acres

Parcel 04N04-009 - Property Facts - 9975 Ball Ground Hwy Ball Ground, GA 30107

Tax ID: 004N04-00000-009-000-0000

Location: Ball Ground City Limits - Conveniently located between Historic Downtown Ball Ground, GA (1 mile) and Historic Downtown Canton (4.5 miles) and all of the great local shopping, dining, and entertainment. Enjoy hiking, biking, and other outdoor activities at the numerous nearby parks, Gibbs Gardens, and the Etowah River. Close to I-575 and Northside Cherokee Hospital and the Atlanta Outlet Shoppes.

Total Buildings on Property: 3

Building 1 - Main Residence: 5,978 sqft., Built in 2002-2004

Total Bedrooms: 3 including guest suite/apartment Baths: 3.5

Description: This peaceful, private retreat on nearly 25 acres in historic Ball Ground, GA was designed and built by several local and national artists and features special rustic touches such as pine flooring from Honduras, custom stone and woodworking, hand-forged iron railing, and hand-crafted lighting. Lots of windows and skylights featuring custom stained-glass transoms, intricate woodworking, and copper details shower the home in sunlight. Upstairs when you enter the home, you are greeted by a spacious entry and a view below into the great room and stone fireplace. There are a variety of spaces with thoughtful details designed for relaxation or entertaining including a library, several porches, a sunroom, and a separate apartment/suite with a kitchen and elevator. In the spacious entertainer's kitchen, you'll have room for everything with loads of storage, generous counter space, and stainless appliances.

Home Special Features:

- **Guest/Apartment Suite** - Separate entry, full kitchen granite and living area with large screened porch. ADA compliant entries throughout, including shower. Elevator (Thyssen Krupp) with direct access to the lower level garage. Custom display cabinet made of 50 year old poplar, milled by Sam Burton.
- **Flooring** - Honduran Central American Pine floors in the upper entry and Library.
- **Fireplace** - Huge Masonry Fireplace with natural gas starter.
- **Balcony and Stairs** - Hand-forged and custom designed iron railing by blacksmith Jeff Mohr on the balcony and stairs.
- **Library** - featuring custom built in bookshelves, custom skylight and lighting, view of grounds.

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- **Main Kitchen** - Multi-classic slate flooring, custom oak barn wood cabinets with specialty glass, Colonial gold granite countertops. Screened in porch off kitchen.
- **Greenroom/Atrium** - located between main house and apartment suite for privacy and easy access between living spaces.
- **Custom Lighting and woodworking throughout** - Custom designed craftsman woodworking detail in ceiling with copper embossing by owner/artist David Boone. Walnut and Rice paper scones designed and made in Pacific NW, Reproduction Tiffany style pendants in library and powder room, "Sun" Glass and Steel Scones in Greenhouse made by Cricket Forge in NC, Metal Stars, Sun, and Moon; side porch and In-Law suite were handmade by a Gallery Artist.
- **Primary Bath** - Italian travertine marble flooring, large 4' Kohler sink, slipper tub, custom shower with two separate rainfall shower heads.
- **Half bath** - sink designed by Colorado artist Jeff Mohr, V-Groove Wainscot Recycled 50 year old Tin Roofing
- **Exterior** - Cedar Board and Batten and Cedar Siding. Tennessee fieldstone retaining wall. Decking and covered porch off living room.
- **3 HVAC units** - in main house and in-Law suite.

Building 2 - Barn: 1,440 total sqft. - 1,080 sqft. Main Floor, 360 sqft. Loft next to home used for more storage and grounds equipment.

Building 3 - Workshop/Winery/Apartment: 3,600 total sqft. - 2,160 main floor, 1,440 upper level

Workshop Building Features:

- Separate workshop building has a kitchen, bathroom, and living space on the top floor for an apartment, event space, ADU, or other income producing property.
- Newly remodeled 30 x 30' space in 2015.
- 30 x 60 concrete block walls, 30 x 30 Woodworking shop.
- Concrete floors with drains
- 10' ceiling

Grounds Features:

- **Zoning** - Agricultural
- **Pond** - 1.5 acre stream fed pond
- **Farmland** - currently producing grapes for Feather's Edge Winery
- **Timber** – mostly hardwoods with some pine
- **Additional Foliage** - Mature plantings of Magnolias, Hemlocks, Deodaras, Cedar, Natchez Crepe Myrtles and Deutzias.
- **Fruit Trees** - Peach and Apple
- **Well Water** - with a \$4,000 water filtration system
- **Includes 245 Blair Dr. Ball Ground, GA**

Parcel 04N04-008A - Property Facts - 245 Blair Rd. Ball Ground, GA 30107

Tax ID: 004N04-00000-008-00A-0000 Acreage: 4

Tax ID: 004N04-00000-008-000-0000 Acreage: 1.87

Parcel 04N04-0010 - Property Facts - 10061 Ball Ground Hwy. Ball Ground, GA 30107

Tax ID: 004N04-00000-010-00B-0000

Acreage: 7.78

Zoning: Agricultural, Potential Commercial

Road Frontage: 592.25'

Total Structures on Property: 3

Store: 1,292 sqft., Built in 1997

Description: Building currently being used as an art gallery/wine tasting room/music venue - including gardens, a stage, and outdoor seating. This property is in a prime location for exposure and growth in the fastest growing city in Cherokee County. There are a variety of uses and possibilities for this mixed-use property from a spa/lodge/retreat center, wedding venue, bed & breakfast, restaurant, retail space or developer project to name a few.

Building Features:

- **2 Restrooms**
- **Kitchen**

Exterior Features

- **Structure 1 – Smaller Covered Stage**
- **Structure 2 - Covered Pavilion**
- **Amphitheater – Seating 300**
- **Rocking Chair Front and Back Porch**
- **Additional outdoor seating**
- **Gardens**
- **Walking Trail**
- **Parking for 100 automobiles**