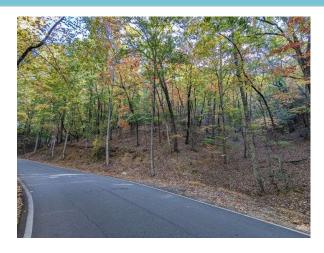
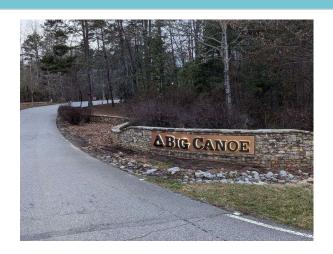




# Big Canoe Homesite: Jasper, GA

Property No.: 5770 Auction No.: 231108





### **Property Details**

Property Type: Residential Lot

**Seller Type:** Private Equity Group

Auction Type:AbsoluteTotal Land Area:2.8 ± Acres

**Subdivision Name:** Big Canoe - McElroy Mountain

Tax Identification Number: 024A031
County: Dawson

Address: 410 Grouse Gap Dr Jasper, Georgia 30143

**Lat/Lon:** 34.47238, -84.28195

#### **Agent Details**

**Listing Agent Information:** Cassie Rasco

Berkshire Hathaway Home Properties

770-633-1157

cassie.rasco@bhhsgeorgia.com

**Buyer Agent Commission:** For Registered Buyer Agents, 2% of High Bid. Must

Complete the Broker Registration Form

#### Closing Details

Closing Agent: William Phalen

Sherman & Phalen, LLC

1165 Northchase Parkway SE, Suite 450, Marietta, GA

30067

770.579.0109

Closing Date: 30 Days From Binding Agreement Date

**Deed Type:**Limited Warranty Deed

**Buyer's Premium:** 10% Added to the High Bid Price

## **Description**

HOA Dues for Vacant Lot: \$230.00 Monthly

If lot is built upon there is a one time Capital Contribution Fee of \$3500.00

Big Canoe property owners association: <a href="https://www.bigcanoepoa.org/property-owners/poa-community-governance/governing-documents/covenants/">https://www.bigcanoepoa.org/property-owners/poa-community-governance/governing-documents/covenants/</a>

For additional details about this property, visit <a href="https://reactions.com">7hauctions.com</a> or contact us at 800.742.9165

