

**Big Canoe Homesite: Jasper, GA**

Property No.: 5770  
Auction No.: 231108



### Property Details

Property Type:	Residential Lot
Seller Type:	Private Equity Group
Auction Type:	Absolute
Total 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

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**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

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**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: <https://www.bigcanoepoa.org/property-owners/poa-community-governance/governing-documents/covenants/>**

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165



