L102B CROSSING CREEKS **Blairsville GA 30512**

List Price: **139,000** Type: **RV Lot**
Mls#: **316756** DOM: **0** CDOM: **0** Status: **Active**
Area: **Ar 5 Union, Sub 3** Year Built:
Tax IDs: **072 031 ATR1**

Selling Broker Commission: **5%** Variable Com: **No**

Acreage: **.185**	Zoning:	Land Lot: **12**	District: **10** Section: **1**
Add Acres: **No**	Plat/Surv Avl: **No**	Lot Number: **102B**	Deed Book: **1201** Page: **430**
County: **Union**	Restrict/Covent: **Yes**	Subd: **Crossing Creeks**	Plat Book: Page:
	Water Name:		Assoc Fee/Annual$: **Yes 2,600**
	Sp Cond:		

View: **Seasonal, Creek**
Road: **Paved**
Miles: **Under 5 Miles**
Township: **Blairsville**
Terrain: **Level**
Fin Terms: **Cash Finance**
Amenities: **Tennis, Clubhouse -- Fitness, Gated Entrance, C**

Water: **Shared Well**
Sewer: **Community/Available**
Frontage: **Creek**
Closing: **Possession At Closing**
Schools: **Union**
Improvmt: **Cable TV Available, Electric Available, Internet Avail**

Character: **See Remarks**
Limited Ser Will Not Pr:

From McDonalds in Blairsville, head towards US-76 W/Highway 515 W; turn left onto Blue Ridge Highway, turn left on Mountain Creek Road

Situated on the putt-putt course in one of north GA' s premiere, gated RV parks, Crossing Creek RV Resort, is this 0.185-acre lot just waiting for you to call it " home" ! This easy, level lot for a backing camper offers a 120 ft concrete pad plus tons of parking for you, your guests, and your equipment. Enjoy afternoon BBQs with the included grill, relax in the gazebo, and watch the stars at night surrounded by the LED lights that surround the property. Lot features a 200 amp pedestal, electric (owner pays), water, sewer, cable, fiber optic internet (basic but you can upgrade), heated water spigot, auto street lamp, and WiFi with 2 networks for you and your guests. Lot is an end spot on the golf pitch & putt course, and the first one on the right as you enter the resort. Option to enlisting the site with the resort' s rental program for added income. Welcome to luxury RV living in the mountains!

24 Hour Showing Notice Required. Listing Agent MUST attend ALL showings, per HOA. Showing times M - F 9 AM - 3 PM, no weekend showings allowed, per HOA. Pre-Qualification Letter or Proof of Funds required to show.

Owner: **Kruger** Phone: Show: **Call Listing Office, No Drive By, See Specia**

List Agent: **The Mountain Life Team** Phone: **706-745-3123** Co-List: **Nathan Stanley** Ph: **706-455-2392**
List Office: **Keller Williams Realty Partner: KWSP** Phone: **678-494-0644** Fax: **678-494-0645** Brokerage #: **64730**
Agency: **Exclusive Right of Sale** Email: **info@themountainlifeteam.com** Agent lic#: **0**

This information is deemed reliable but is not guaranteed. All square footage is estimate only. Square footage can be measured in different ways. Square footage should be independently verified by the consumer.