

# Single Family Residence, Ranch - Bogart, GA



## 175 Evans Drive, Bogart, GA, 30622

Offered at \$1,150,000

SELLER WILL CONTRIBUTE \$15,000 TOWARD BUYER CLOSING COSTS WITH AN ACCEPTABLE OFFER. Experience luxury and privacy with this stunning, gated lakefront property located on Bear Creek Reservoir. Enjoy 8+ Acres and over 1000 feet of shoreline with an additional 420 feet of private road frontage along the water to load and unload your fishing boat, kayak or pontoon boat (electric only). The home on the property is a remodeled 3 bed, 2 bath with granite counter tops, bamboo flooring throughout, and Life-proof flooring in the kitchen area. New stainless-steel appliances and farm sink. You'll notice the beautiful custom-built Trek wood front porch as you step out to take in the panoramic lake views. This could easily serve as your temporary hub while building your dream home. Beautiful trees and landscape. Several workshops and outbuildings to store all of your toys and equipment. Also featured is a spacious, custom Craftsman style-built barn with central heating and air that's ready to finish with your personal touches becoming an in-law suite or guest house. Enjoy the most Gorgeous Sunsets and Sunrise at this meticulously maintained property by the same owner for the past 34 years. This is a must see, one of a kind property and moon lover-astrologers dream! Horses are permitted on the property. From November to March the lake is closed to the public. This property would make a perfect venue for a wedding/event business.

3 Bedrooms

2 Bathrooms

1,980 sqft

8.14 acre (lot size)

Built: 1997



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