

3584 Mason Road, Rising Fawn, GA 30738 - \$429,000

- Dome: a 20-foot round (314 SQ FT)
 - With mini split
 - Kitchenette
 - Toilet
 - Power & water
- Bath House:
 - 8 X 20 (160 SQ FT)
 - With A/C & Heat (mini split)
 - Claw foot tub & shower
 - Dressing area
- Community Center:
 - 20 X 30 (600 SQ FT)
 - Mini split
 - Insulated
 - Full bathroom
 - Two sleeping lofts
 - Living area with TV
 - Full kitchen
- Studio: (Unfinished)
 - 12 X 30 (360 SQ FT)
 - Foundation issue
 - New Roof
- Shed – Next to Community Center - Does not convey with the property

- Blue Dream – Tiny home:
 - 12 X 20 (240 SQ FT)
 - Sleeping loft
 - Kitchenette
 - Full bathroom w/ shower
 - Closet space
- Eagles Nest – Tiny Home:
 - 12 x 28 (336 SQ FT)
 - Traditional sleeping area
 - Kitchenette
 - Full bathroom with shower
 - Closet space
- Laundry facilities – located in a shed with a sink – on the lower property
- Storage – second shed
- Pavilion:
 - 28 X 18
 - Covered
 - Power
 - Concrete Flooring
- Other amenities:
 - Solar – At Community Center
 - Backup generator
 - Solar batteries
 - Gravel road to upper property (Approx 10K)
 - New septic system
 - Plumbing & Electric

- Buried Bus – used as a storm shelter
- All furnishings may stay
- Artwork marked with a RED DOT does not convey
- **Sold AS IS**
- **All information deemed of importance to be verified by the buyer**
- **Building measurements provided by Seller**