LINDA TRAVIS & ASSOCIATES REALTORS

*Proudly Presents*

# *68 Bear Creek Drive, Big Canoe*

## *Craftsman Beauty In Wildcat!*

***Location, curb appeal, quality, beauty - all to be enjoyed in this recently refurbished 5BDR/5BA Craftsman-Style home in desirable Wildcat Neighborhood, convenient to gates, amenities, trails; level driveway, easy entry; light, open; multiple Decks, Porches; hardwood floors, abundant windows; 2BDRs on Main; 2-story LR; new roof, floors, exterior/ interior paint in 2021.***

**$729,000**

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## *An Introduction to:*
## *68 Bear Creek Drive, Big Canoe*

*This beautiful, two-level, 5BDR/5BA (4,500sf +/-) enhanced Erickson-Plan Craftsman home is generously set back on a near-level 1.02AC (+/-), tastefully landscaped lot, just steps away from Big Canoe's best walking trails, less than five minutes from the North Gate, and convenient to amenities; level driveway and easy entry; multiple Decks and Screened Porches; two Bedrooms on Main; refurbishments in 2021 include new roof, hardwood floors, fresh paint entire inside and out, and more!*

## LOCATION

- Dawson County (tax benefits for seniors); Wildcat Neighborhood (lot #3541);
- Convenient to amenities and North Gate; mere steps from walking trails;
- Gentle 1.02AC (+/-) lot; Elevation: 1,900 Feet (+/-); Cul-de-sac street;

## EXTERIOR

- Generous setback among native flora, tasteful landscaping;
- Level driveway and parking pad; easy three-step Main entry
- Detached, Kitchen-level, 2-Car Garage with covered Breezeway into home;
- Level, private back yard great for kids;
- Craftsman-Style design, with Hardi-plank, stacked-stone exterior;
- Multi-pitch composite roof (new in 2021) with dormers, vaulted lines, covered gutters;
- Rocking-Chair Front Porch; Rear Decks, Screened Porches on both levels offer serene views;

## INTERIOR - MAIN LEVEL

*The welcoming Rocking-Chair Front Porch provides fitting introduction to the interior of this beautiful home. The Main Level of the enhanced Erickson Plan features Foyer, spacious 2-story Living Room, open-concept Dining Room, open Kitchen, Master Suite, 2nd Bedroom (or Office) with Bath, Keeping Room/Eat-In Area, Laundry Room, Screened Porch and oversized Deck; all painted in 2021.*

**Foyer** (Pictured below, with Dining Area at right): *The Foyer offers open, easy access to the Living Area, Dining Room, Kitchen, and stairway to Terrace Level. From here, you'll get a full appreciation for the open floor plan, with visual room separation via ceiling changes.*

- Hardwood floor (completely refinished in 2021); heightened ceiling with wide crown molding;
- Windows on front and rear walls flood area with natural light;
- Open to Dining Area and Living Room, with dramatic ceiling changes providing room definitions and

**Living Room:** (Pictured below and on front cover): *Large yet cozy, the 2-story Living Room is open to the Kitchen/Keeping Room and Dining Area. In addition to the stunning floor-to-ceiling, stacked-stone fireplace and the high vaulted, stained tongue-and-groove ceiling, the Living Room features include:*

- 2-story wall of windows that floods area with natural light, provides serene mountain views;
- Hardwood floor (completely refinished in 2021);
- Stacked-stone fireplace with stone mantel, custom cabinetry on each side;
- Vaulted ceiling has recessed lighting and drop fan;

**Kitchen** (Pictured below): *Open to the Living Room and Keeping Room/Eat-In Area (separated by heightened, angular Breakfast Bar/Island); partially open to Dining Area; convenient to everything; abundant cabinetry, workspace; features include tile floor, granite countertops with tile backsplashes, upgraded stainless-steel appliances (5-burner propane cook-top), walk-in Pantry, drop/recessed light.*

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**<u>Dining Room & Keeping Room/Eat-In Area</u>**: *In addition to the Breakfast Bar, dining options in this home are plentiful. The open-concept* ***Dining Room*** (pictured below-left) *is convenient to the Kitchen, comfortably seat 12, and features newly finished hardwood floors, octagonal trey ceiling with drop chandelier, wide crown molding, a wall of floor-to-ceiling windows to front exterior.*

*The area adjacent and open to the Kitchen (*pictured above-right) *ideally serves as a* ***Keeping Room*** *or* ***Eat-In Kitchen*** *extension. In addition to three walls of windows, this area features tile floor, vaulted tongue-and-groove ceiling with drop chandelier, and glass-door access to the Screened Porch and large open Deck.*

**<u>Main-Level Screened Porch & Open Deck</u>** (Pictured below) *Options for outdoor entertaining, or just relaxing and enjoying serene mountain views in the temperate climate of the North Georgia Mountains are numerous at 68 Bear Creek Drive. A well-sized* ***Screened Porch*** *is accessed via glass-door from one side of the Keeping Room/Eat-In Area, while a spacious Deck has glass-door access from the opposite wall of the Keeping Room/Eat-In Area. Both were pressure-washed and painted/stained in 2021*

**<u>Laundry Room</u>:** *Well sized and light, the Main-Level Laundry Room (there is a 2nd LR on the Terrace Level) is convenient to the Kitchen, MudRoom, Breezeway to Garage, and exterior. Features include natural light and ventilation via large window, bead-board finish, large-tile flooring, utility sink, and abundant cabinetry/storage.*

**Master Suite:** (Pictured below): *The short hallway (with Closet) leading to this luxurious Main-Level retreat allows for complete visual privacy from other Living Areas. The Master Bath and Walk-In Closets are accessed via double-doors from Bedroom.*

*The spacious **Master Bedroom** features beautiful bay-window alcove, multiple windows on second wall, and glass-door access to rear Deck; new hardwood floor (2021), and double-trey ceiling with wide crown molding and fan/light kit; The **Master Bath's** features include His/Her Walk-In Closets, Linen Closet, large-tile flooring, Whirlpool tub with tile skirting and large window above, walk-in tile shower, separated vanities, one with make-up station.*

**2nd Main-Level Bedroom/Bath** (Pictured at right)…..*Thoughtfully located on opposite side of home from Master Suite, this Bedroom (used as an Office by current owners) is flooded with natural light via large windows on two walls, and glass-door access to Screened Porch, and features heightened ceiling, wall to wall carpeting, good Closet space, and direct access to a Full Bath. The* **Bath** *features tile flooring, window, tub/shower combination, and heightened vanity/cabinetry with hard-surface tops.*

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# INTERIOR - TERRACE LEVEL

*Accessed via partially open Craftsman-Style stairway (with turn-landing) from the Main-Level Foyer, the Terrace Level reflects the same quality and comfort found throughout this beautiful home - heightened ceilings, abundant windows, well-sized versatile rooms, and nice finishing touches. The Terrace Level features a large Rec/Family Room, 3BDRs, 3BAs, Bonus Room, Laundry Room, two Screened Porches, and abundant Storage.*

**Family/Rec Room** (Pictured above): *This spacious yet cozy area is great for entertaining, family gatherings, or just relaxing. Features include heightened ceilings with recessed lighting and fan; wall-to-wall carpeting; wall of floor-to-near-ceiling windows and glass double-doors ( with access to huge Screened Porch and flat backyard); Wet Bar/Kitchenette with tile flooring, 8ft-long granite-topped bar, sink, glass-front cabinetry, and drop lighting; floor-to-ceiling stacked-stone fireplace with custom built-in cabinetry on each side; and Storage Closet.*

**Three Bedrooms/Three Baths**: *All Bedrooms are private from the others, and feature heightened ceiling (with fan), wall-to-wall carpeting, multiple windows, well-sized Closets, and direct access to Screened Porch.*

**Bedroom #1**: *Flooded with natural via large bay window and multiple smaller windows; private entry to Full Bath with tile floor and tiled tub/shower combo; granite vanity and commode portion of this Bath ("Powder Room") accessible from Family/Rec Room.*

**Bedroom #2**: *Located on opposite side of Family/Rec Room from Bdr #1; short hallway provides privacy from Family/Rec Room; private Full Bath features tile floor, tiled tub/ shower combo, and granite topped vanity; direct access to large Screened Porch.*

**Bedroom #3**: *Like other Terrace-Level Bedrooms, private from Family/Rec Room view; private Full Bath with tile floor, tiled tub/shower combo, and granite-topped vanity; private Screened Porch with exterior access.*

**Bonus Room**: *Located on same side of home as Bedroom #1, this windowed room can serve a multi-dude of options, from Office, to WorkOut Room, CraftsRoom, or PlayRoom.*

## *Additional Fine Features*

◊ *New roof (2021)*
◊ *Heightened baseboards and oversized crown molding*
◊ *Gas logs in Terrace-Level fireplace*
◊ *Three Screened Porches*
◊ *Huge Rear Deck with propane gas connector*
◊ *Easy access to flat backyard and Big Canoe Trails*
◊ *Central Vac System*
◊ *Two Laundry Rooms (one on each Level)*
◊ *Multiple Storage Areas*
◊ *Beadboard accents throughout*
◊ *Entire exterior and interior painted in 2021*
◊ *Deck and Screened Porch floors pressure washed , stained in 2021*
◊ *New hardwood floors in Master Bedroom (2021)*
◊ *Refinished Hardwood floors on Main-Level Living Area in 2021*
◊ *Kitchenette on Terrace Level*
◊ *All five Bedrooms private, with split plan*
◊ *Bonus Room on Terrace Level (Workout, Crafts, Playroom)*
◊ *Ceiling fans (most with light kits) throughout*

(All information believed accurate but not warranted.)

**FMLS# 6827158**


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