

HARRY
NORMAN

Forbes
GLOBAL PROPERTIES

exceptional property

FEATURES & UPGRADES

1823 Shoal Creek Road
Clarkesville, GA 30523



MAIN RESIDENCE

- Sprayed insulation throughout
- Double hung windows
- Metal roof
- Approx. 10kW solar system with panels located on the old barn, feeding into the grid
 - » Estimated production: ~12,000 kWh annually
 - » Net metering contract in place
- Mini-split HVAC system
 - » 9 total mini-split units
 - » Includes 5 single-zone units and 2 dual-zone units
- Fully tiled bathrooms
- Heated floors in all 4 full bathrooms
- High-efficiency masonry heater
- Soapstone wood-fired oven located in the basement
- Artesian wood-fired pizza oven
- Secondary basement kitchen designed primarily for wine, beer, and cheese production
- Swimming pool with outdoor shower
- Storm cellar
- Multiple porches, including:
 - » Front porch with integrated pizza oven
 - » Side porch
 - » Private porch off the primary bedroom
 - » Mountain laurel railing details
- Custom-built cabinetry throughout
- Reclaimed local barn wood flooring



SECOND RESIDENCE & POLE BARN

- Sprayed insulation throughout
- Double hung windows
- Mini-split HVAC system
 - » 4 total single-zone mini-split units
- Fully tiled bathrooms
- Heated floors in all 3 full bathrooms
- Heated towel racks
- Heated bench in Primary bath
- 3 full bathrooms throughout the residence
- Primary suite designed with elevated spa-style comfort features
- Flexible-use lower level and pole barn spaces that can accommodate private events, equestrian use, or horse stalls
- Dedicated bathroom and office space within the barn structure
- Reclaimed materials used throughout



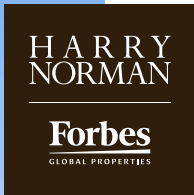
OUTDOORS & GROUNDS

- 19 raised garden beds
 - » Combination of stone-framed beds with integrated irrigation and additional metal-framed beds
- Glass greenhouse featuring:
 - » Electricity
 - » Running water
 - » Tiled flooring
- Fenced pastures suitable for horses and sheep
- Chicken coop with:
 - » Electricity
 - » Kitchen/prep area
 - » Attached fenced pasture
- Woodshed with electricity and water access
- Four-bay carport designed for tractors, farm equipment, and utility storage
- Dedicated camper lot with:
 - » Electrical hookup
 - » Water access
 - » Outdoor shower
- Extensive fruit trees and cultivated plantings, including:
 - » Approximately 100 blueberry bushes
 - » Apple trees
 - » Peach trees
 - » Plum trees
 - » Hops
 - » Grape vines
- Outdoor livestock sheds for horses and sheep
- Front pasture shed with integrated feeder
- Multiple walking and riding trails throughout the property, including paths leading down to the creek
- Designed with a permaculture-driven and organic farming philosophy throughout the grounds



BARN FEATURES

- 2 horse stalls
- Outdoor horse shed
- Dedicated tack room
- Workshop space
- Hay storage area with the potential to be converted into additional horse stalls as needed



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