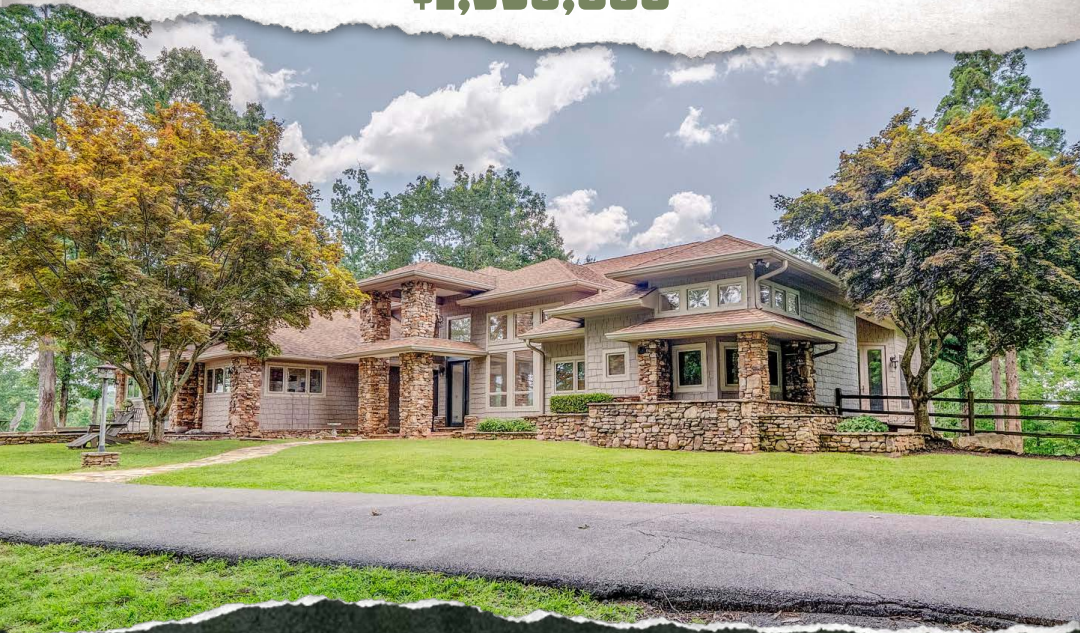




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

34.23± ACRE EQUESTRIAN ESTATE
PICKENS COUNTY, GA
\$1,590,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE PICKENS 34.23

PROPERTY PROFILE

LOCATION:

- 2547 Grandview Road
Jasper, GA 30143
- Pickens County
- 3.7± Miles NE of Jasper
- 13.5± Miles NW of Big Canoe
- 20.5± Miles S of Ellijay
- 34.9± Miles SE of Blue Ridge
- 44.4± Miles E of Calhoun
- 63.8± Miles N of Atlanta

COORDINATES:

- 34.49299, -84.39218

TAX INFORMATION:

- \$11,915
- Parcel: 028-000-019-000

PROPERTY USE:

- Equestrian Estate
- Boarding Facility
- Residential

PROPERTY INFORMATION:

- 34.23± Total Acres
- 9± Acre Fenced Pasture
- 5,000± SqFt Home
 - 4 Bedrooms
 - 3 Full Baths
 - 2 Half Baths
 - Finished Basement with Full Kitchen
 - 2 Car Garage
 - Custom Stonework
 - Whole House Generac Generator
- 9 Stall Barn with Living Quarters
 - Feed Room
 - Hot/Cold Wash Rack
 - Half Bath
 - 600± SqFt Caretaker Apartment
- 30'x60' Enclosed Shop
- 85'x185' Riding Arena
- Access to 80± Acre Private Lake



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE PICKENS 34.23

WELCOME TO YOUR SECLUDED MOUNTAIN RETREAT IN THE HEART OF PICKENS COUNTY, GEORGIA! This stunning equestrian paradise offers luxury living, state-of-the-art horse facilities, and serene natural beauty—just minutes from the charm and convenience of downtown Jasper. The private 34.23± acre property features a custom-built home, a barn with living quarters, a riding arena, an enclosed shop, access to a private 80± acre lake, and fenced pastureland. This property is a unique mixture of luxury, practicality, and natural splendor, perfect for horse lovers, outdoor enthusiasts, or anyone seeking a private mountain retreat!



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MORE ABOUT THE PICKENS 34.23

At the end of a paved, gated drive off Grandview Road, you will find a 5,000± square foot home that offers four bedrooms, three full baths, and two half baths. The foyer enjoys a grand 17' ceiling, while 12' ceilings are throughout the main floor. The open kitchen offers granite countertops, stainless appliances, a double oven, a built-in refrigerator, and a wood-burning fireplace. The primary suite is on the main level and includes private deck access, a spa-style bath with a tile walk-in shower, a soaking tub room, and a massive walk-in closet. Additional features include a guest suite with a private bath, a barroom with wine coolers and a flat-screen TV, a second living area with a stone fireplace, and a sunroom. The second level features a loft bedroom with panoramic windows, a second upper bedroom, and a large tile shower bath. Another fantastic feature is the basement, complete with a full kitchen, a half bath, and direct access to a spacious 2-car garage. The exterior of the home showcases natural stone and Hardie Plank, along with multiple flagstone and wooden decks.



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MORE ABOUT THE PICKENS 34.23

On to the equestrian facilities! An elegant 9-stall horse barn is complete with a 16' aisle featuring rubber pavers, spacious rubber-matted stalls, a hot/cold wash rack, a feed room, one half bath, and a caretaker's apartment offering one bedroom, one bath, and a kitchenette. Adjacent to the barn is a 30'x60' enclosed shop with sliding and walk-through doors, LED lighting, ample outlets, and built-in shelving. An 85'x185' riding arena is also near the barn, and approximately nine acres of four-rail fenced pasture.

Two wells service the home and barn, and a whole-home propane Generac generator is installed with weekly self-tests for reliability.

The private Grandview Lake is 80± acres in size and home to many species of fish, amphibians, and migratory birds. The water has been rated as some of the cleanest in the state. As an owner of this estate, you will be a shareholder and have full access for fishing and kayaking.

**With upscale amenities, this rare property is worth considering.
Call Justin or Kellie Hasty today to schedule a private tour
of this stunning treasure.**



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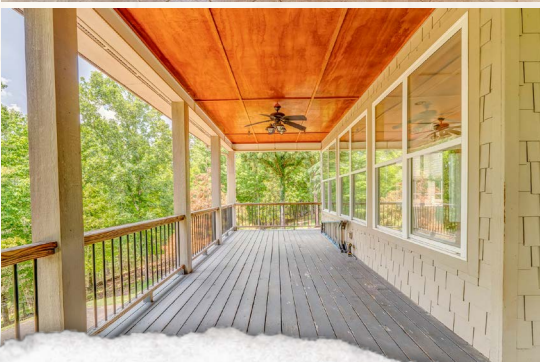
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Virtually Staged



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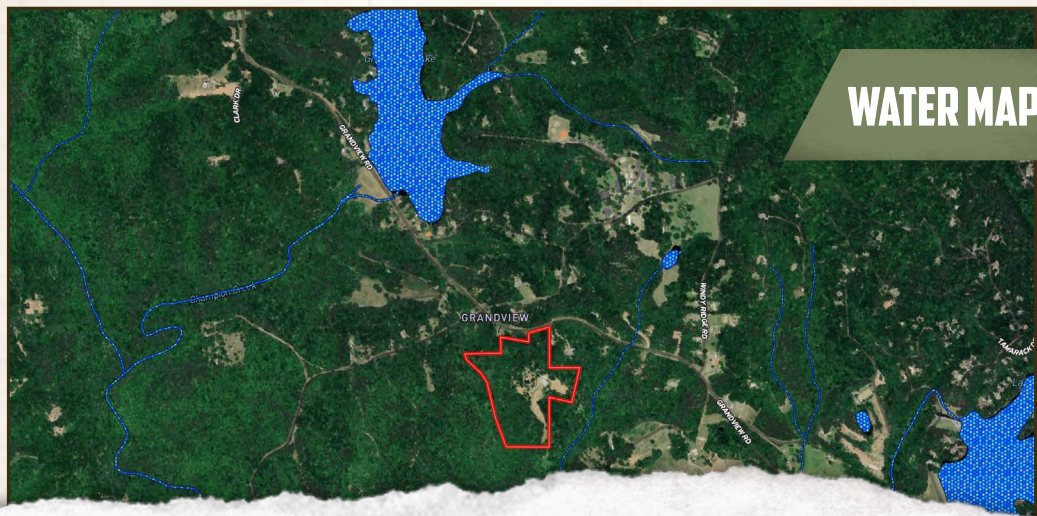
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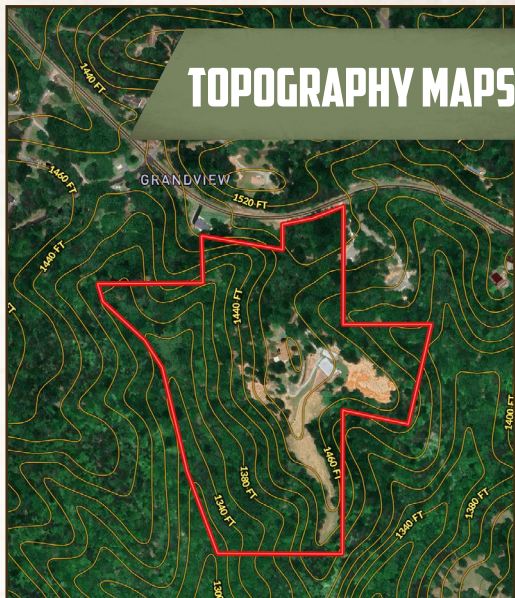


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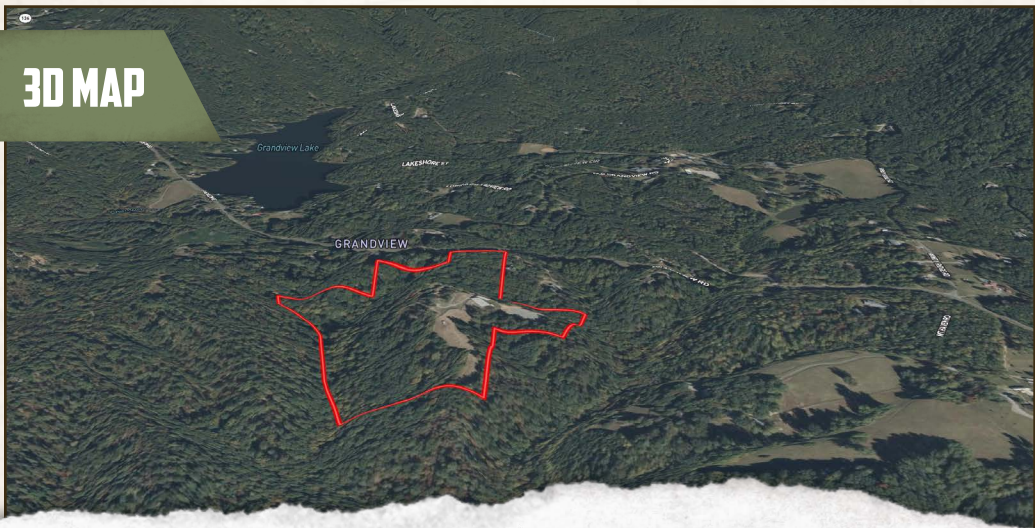
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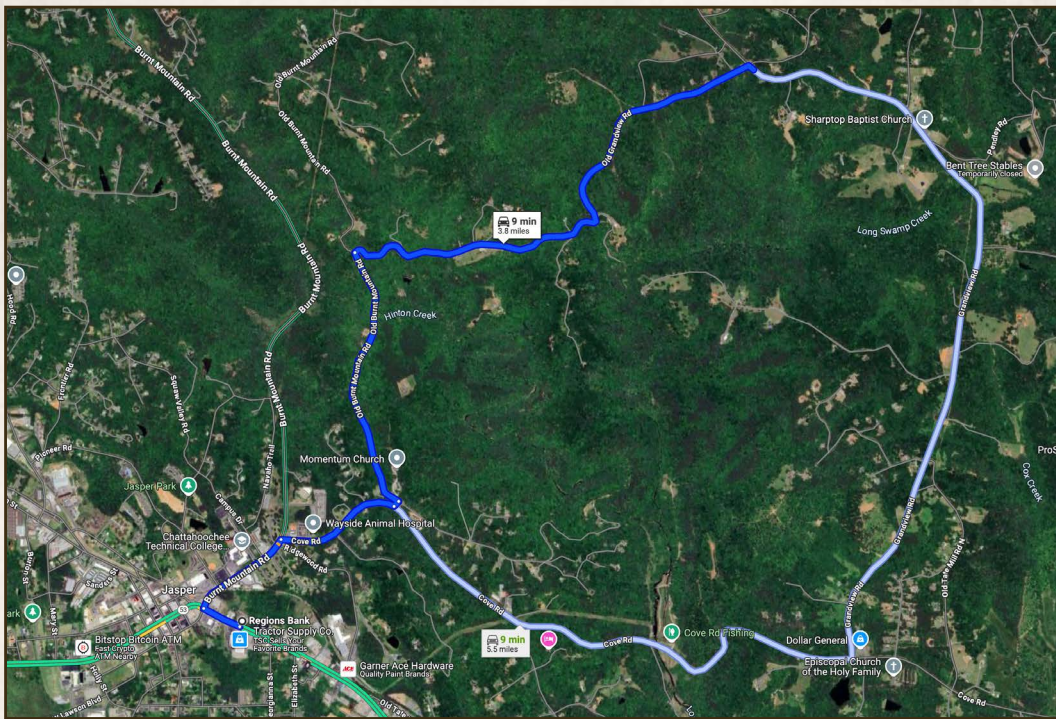


3D MAP



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Directions From Regions Bank in Jasper, GA: Travel 0.1 miles northwest on E Church Street. Turn right on Burnt Mountain Road and continue 0.4 miles. Turn right on Cover Road and proceed 0.4 miles. Turn left toward Old Burnt Mountain Road and then turn left on Old Burnt Mountain Road. Continue 0.9 miles and turn right on Old Grandview Road. Proceed 1.8 miles and turn right on Grandview Road. In 115 feet, you will arrive at the destination.

Physical Address: 2547 Grandview Road Jasper, GA 30143

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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