

## **Incredible Home Features**

### **4932 Zion Hill Road Ellijay, Georgia**

*Superb location only 10 miles to Ellijay Circle and ¼ miles from The Valley*

1. New Gated Entry
2. Surrounded by Wildlife Management Areas and National Forest
3. 7 Acres, 4 Acres Wooded and 3 Acres Pasture Bordered by Little Mountaintown Creek
4. Pole Barn for Wood Storage
5. Tractor and Machine Shed for Storage
6. New 2 Stall Rough Sawn Barn
7. Wood Shed (20 cords) which Needs Some Work
8. Potting Shed with running water / brown water heated sink
9. Garden Cottage
10. Irrigated, Walled & Electric Fenced Garden
11. Irrigation from the Creek Pumped to the Garden
12. Chicken Coupe and House (Chicken Palace)
13. Fruit Trees in Yard
14. Tree Play House for Kids or extra Outside Room
15. New Septic System
16. New 1000 Gallon Propane Tank 2014
17. New 20,000 KW Propane Auto Generator 2014
18. There is Multi-Stage Water Filtration System for the Well
19. Fully Graded with Drainage
20. 50 Year Standing Seam Roof 2015
21. New Gutters
22. New Septic 2015
23. New Whole House Filtration 2015
24. New HVAC and ALL Ductwork 2017
25. New Appliances including Vented Propane Stove with Exterior Exhaust 2017
26. New Beverage Refrigerators 2017
27. Tree House 2014
28. Painted Interior 2015
29. New Iron Railing on Deck
30. Stained Decks
31. All Hemlock Trees have been Treated for Disease