



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

OFFERED FOR \$3,000,000.00

Resort, Lodge, Retreat, Treatment Center, Wedding Venue

**40 unit fully furnished 49,616 s.f. facility perched atop a mountain
accessible via a private 2,000' gated driveway on 43.65 acres**

Convenient to over 25 N. Georgia wineries/vineyards



One of two large lodges



Two adjacent multi-story lodges contain 20 units in the Main Lodge and 16 units in the Tennis Lodge, large common areas, full commercial kitchens, large banquet facilities, meeting rooms, recreation areas, extensive porches and private balconies. Each room includes private bathrooms, sitting areas, in-room jetted marble tubs, wet bar and private balcony.

4 large cabins, each 2 bedroom cabin contains 2,392 s.f. of finished space on three levels with a hot tube and sauna and full kitchen, private porch and a private asphalt paved open parking area.

There are also 2 care taker cottages including a 1,264 2 unit duplex with full basement for machinery and tools along with another small log cabin, along with a small barn for livestock.

This incredible mountain top property comes with too many details to adequately list.
Fully Furnished!

SEE ADDITIONAL PHOTOS, VIDEO, MAPPING AT:

<http://www.brenthoffman.com/listings/I0269.html>

Drone Video: <http://www.northgeorgiaresort.com/page7.html>

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Perfect for: Inn, Hotel, Wine oriented Inn, Senior housing, health and wellness retreat, Church Retreat, Rehab Center, Family compound and then some!

Originally built in 1997 and enlarged in 1999, this lodge was designed and well-built as a country inn and events center and operated as the very successful Black Mountain Lodge until purchased by the Church in 2003. Currently there are 40 rentable lodging units (32 in two lodges and 8 in 4 large cabins) comprising 49,616 s.f.

The facilities are meticulously constructed and are 15-18 years old. Property consists of Two adjacent multistory lodges with an average unit size of about 350 s.f. Each of these lodges has a large common area relative to the unit size, including large main open common area with high open ceilings 22'-24', large glass walls and balconies, full commercial kitchens and large dining areas, meeting rooms, recreation areas, extensive porches and private balconies. The units within these lodges each include large bathrooms, sitting areas, kin-room jetted marble tubs and private balconies. In addition to the two multi-room lodges, the facility also includes 4 large cabins or private lodges, each with a finished basement, two masonry fire places, vaulted ceilings, bedroom with jetted tub and full bath as well as a separate loft bedroom w/bath.

Adjacent to U. S. Forest Service land with trails, pond, and numerous recreational opportunities. Just 10 minutes to the many fine restaurants and Univ of North Georgia in Dahlonega. A rare find. Private—Top of mountain knoll in North Georgia Mountains 7 miles north of Dahlonega - Georgia's Gold Rush town. 43 acres adjacent to U.S. Forest Service property for recreation and wild life.

From Atlanta take 400 North to end of 4-lane (at light), make a left on Highway 60 North towards Dahlonega. GA 60 becomes US -19/GA-52 continue toward Dahlonega Square. (Bear right at/on Square) go about 100 yards to and take Left on Grove St (at light) then go 2.2 mile to left on Camp Washsega. Go .07 miles to right on Black Mountain Lodge Dr., Go 4.3 miles to property on Right AKA Mount Sinai Drive (see large Berkshire sign)





