

Info Sheet Lot 1111 Lake Side Big Canoe

APN: 024A-000-006-000

Legal Description: Lot 1111 Lake Side LI 303 Ld 5-2

County: Dawson

GPS Coordinates: 34.476186, -84.287711

Access: Quail Cove Dr (Asphalt Road)

Water: By POA thru [Utilities Inc. of Georgia](#)

Water Delivery Service: None

Power: [Amicalola](#)

Propane Delivery: [Blossman Propane](#)

Trash Service: None (Garbage is brought to the gate. Not allowed outside because of bears.)

Sewage: Septic Only (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$473.26

Property Tax Status: Current

Cell Service: Verizon: (4G LTE) , AT&T: (5G) , T Mobile/Sprint: (5G Extended Range)

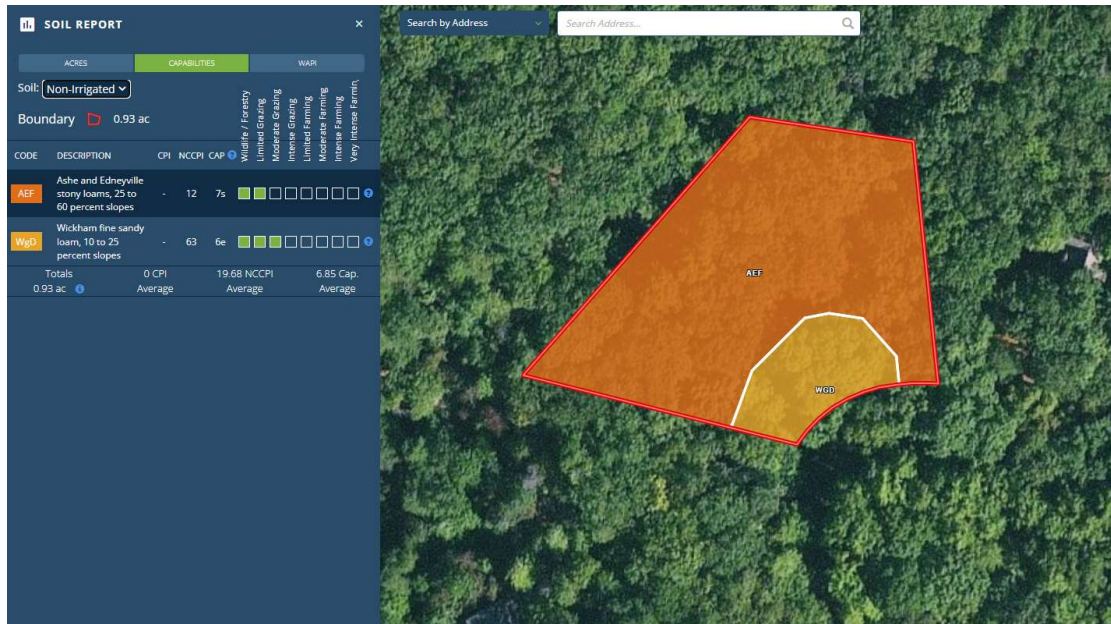


Internet Service: Kinetic, Frontier, Viasat

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetland/s.

Terrain and Soil: Ashe and Edneyville stony loams, 25 to 60 percent slopes. Wickham fine sandy loam, 10 to 25 percent slopes. Good for moderate grazing.



Trees: Heavily wooded property with trees of different species.

Google Maps link: <https://goo.gl/maps/9PMvCPChEAqTsiV28>

Mapright Link: <https://mapright.com/ranching/maps/681566b956bfd927d3eafb3b85f31130/share>

HOA: [Big Canoe POA](#) \$215/month each lot

Golf membership is \$2,232 annually for a single membership; \$3,096 for a couple; and \$3,360 for a family membership. There are no initiation fees.

School District: Dawson County School District

See Schools: <https://www.dawsoncountyschools.org/>

Climate:

Annual high temperature - 90°F

Annual low temperature - 34°F

Average annual precipitation - 8.7 inches

Average annual snowfall - 2 inches

Nearby Places of Interest:

-Hartsfield-Jackson Atlanta International Airport - 1 hr 25 mins away

-Northeast Georgia Medical Center - 1 hr away

- Dawson Crossroads Shopping Center - 41 mins away
- Ingles Market - 38 mins away
- Big Canoe Marina - 4 mins away
- Indian Rocks Park - 5 mins away
- "Edge Of The World" Trail - 19 mins away

Building Restrictions and Land Use -

<https://www.bigcanoepoa.org/files/Covenants%20-%202013%20documents.pdf>

