



92 MCCLAIN LANE | TIGER | GAMLS 20174595

\$3,950,000



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## Spectacular Lake Burton Retreat

4BR, 4BA with Bunk Room: This classic Lake Burton home epitomizes lakeside living with its panoramic views of Timpson Cove. The open great room features a vaulted ceiling, stone fireplace and French doors leading to a lakeside deck, while the gourmet kitchen, dining room, beverage bar and lakeside screened porch with fireplace offer ideal spaces for entertaining. The main floor boasts an owner's suite with a vaulted ceiling, lake views, fireplace and generous en-suite bath. Two additional guest bedrooms and 2 full baths round out the main floor. The terrace level includes an additional guest bedroom and full bath plus a rec room with built-in bunks and access to a covered lakeside patio. The 2-story boathouse and swim dock are situated on deep water offering long lake, mountain and sunset views. Experience the very best of Lake Burton living in this prime Timpson Cove location, with easy access to Waterfall Club and downtown Clayton.

### PROPERTY FEATURES

- 4 bedroom/4 bath
- Bunk room
- Vaulted ceilings
- Lakeside Porch w/fireplace
- Rec Room



### LEIGH BARNETT

C: 404-931-3636

O: 706-212-0228

[Leigh.Barnett@HarryNorman.com](mailto:Leigh.Barnett@HarryNorman.com)

[LakeBurtonHome.com](http://LakeBurtonHome.com)





<b>GAMLS No.:</b>	20174595
<b>Property Type:</b>	Residential
<b>Property Subtype:</b>	Single Family Residence
<b>Address:</b>	92 McClain Tiger, GA 30576
<b>Subdivision :</b>	Lake Burton
<b>Status:</b>	New
<b>Own Condition:</b>	

<b>On Market Date:</b>	03/08/2024
<b>List Price:</b>	\$3,950,000
<b>LP/SQFT:</b>	\$1,350
<b>Off Market Date:</b>	
<b>Projected Close:</b>	
<b>Days On Market:</b>	3

**PROPERTY INFORMATION**

<b>County:</b>	Rabun	<b>Total Finished SQFT:</b>	2,927	<b>Year Built:</b>	1987
<b>Annual Taxes:</b>	\$3,463	<b>Above Grade Fin. SQFT:</b>	2,171	<b>Constr. Status:</b>	
<b>Tax Year:</b>	2022	<b>Below Grade Fin. SQFT:</b>	756	<b>Prop. Description:</b>	
<b>Ownership:</b>		<b>Below Grade Unfin. SQFT:</b>	0	<b>Waterfront:</b>	168 Ft.
		<b>SQFT Source:</b>	Public Records	<b>Feature Name:</b>	
		<b>Total Acres:</b>	0.680 Acres	<b>Elem:</b>	Rabun County Primary/Elementar
		<b>Total Acres Src:</b>	Public Records	<b>Middle:</b>	Rabun County
				<b>High:</b>	Rabun County

**Remarks:** Spectacular Lake Burton Retreat - 4BR, 4BA plus Bunk Room: This classic Lake Burton home epitomizes lakeside living with its panoramic views of Timpson Cove. The open great room features a vaulted ceiling, stone fireplace and French doors leading to a lakeside deck, while the gourmet kitchen, dining room, beverage bar and lakeside screened porch with fireplace offer ideal spaces for entertaining. The main floor boasts an owner's suite with a vaulted ceiling, lake views, fireplace and generous en-suite bath. Two additional guest bedrooms and 2 full baths round out the main floor. The terrace level includes an additional guest bedroom and full bath plus a rec room with built-in bunks and access to a covered lakeside patio. The 2-story boathouse and swim dock are situated on deep water offering long lake, mountain and sunset views. Experience the very best of Lake Burton living in this prime Timpson Cove location, with easy access to Waterfall Club and downtown Clayton. New roof installed in 2024!

**Directions:** From Clayton, Take HWY 76 W to left on Charlie Mtn Rd. Turn Right on Murray Cove Rd, then Right on McClain. Follow to end.

**INTERIOR**

<b>Bedrooms:</b>	Up: 0 Mid: 3 Low: 1 Tot: 4	<b>Heating:</b>	Electric,Other,Dual
<b>Full Baths:</b>	Up: 0 Mid: 3 Low: 1 Tot: 4	<b>Interior:</b>	Vaulted Ceiling(s),Double Vanity,Beamed Ceilings,Soaking Tub,Tile Bath,Walk-In Closet(s),Master On Main Level
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Kitchen Equip:</b>	Dryer,Washer,Oven/Range (Combo),Stainless Steel Appliance(s)
<b>Basement:</b>	Daylight,Interior Entry,Exterior Entry,Finished,Partial	<b>Laundry:</b>	Laundry Closet,In Kitchen
<b>Cooling:</b>	Electric,Ceiling Fan(s),Dual	<b>Rooms:</b>	
<b>Energy:</b>	Dryer,Washer,Oven/Range (Combo),Stainless Steel Appliance(s)		
<b>Fireplaces:</b>	3		
<b>FP Features:</b>	Family Room,Master Bedroom,Outside		

**EXTERIOR**

<b>Stories:</b>	Two	<b>Amenities:</b>	Lake,Marina
<b>Style:</b>	Traditional	<b>Lot Description:</b>	Sloped
<b>Construction:</b>	Stone,Wood Siding	<b>Parking:</b>	5
<b>Exterior:</b>	Gas Grill,Dock	<b>Roof:</b>	Wood
<b>Waterfront:</b>	Seawall,Deep Water Access,Lake,Swim Dock	<b>Water Source:</b>	Shared Well,Well
		<b>Sewer:</b>	Septic Tank

**OTHER INFORMATION**

<b>Association Fees:</b>	\$0	<b>Home Warranty:</b>	No
<b>Fees Include:</b>	None	<b>Possession:</b>	Negotiable
		<b>Possible Financing:</b>	



**Leigh Barnett**  
 Phone: 404-931-3636  
 Email: leigh.barnett@harrynorman.com

Harry Norman REALTORS  
 141 South Main Street  
 Clayton, 30525  
 Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.







# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " \_\_\_\_\_ "



2023 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 92 McClain Ln. Tiger, Georgia, 30576). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. <b>GENERAL:</b>	YES	NO
(a) What year was the main residential dwelling constructed? <u>1987</u>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:** Ground lease with Georgia Power

2. <b>COVENANTS, FEES, and ASSESSMENTS:</b>	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

3. <b>LEAD-BASED PAINT:</b>	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?	X	
(b) Have any structural reinforcements or supports been added?	X	
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	X	
(d) Has any work been done where a required building permit was not obtained?		
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		
(f) Have any notices alleging such violations been received?		
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		
<b>EXPLANATION:</b> we noticed settling in the porch in the beams near the fireplace and had company repair adding support underneath the fireplace. was expensive fix but it worked.		
prior owner added porch and master bedroom suite		

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: _____ 2022		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
<b>EXPLANATION:</b> we added dehumidification unit for the basement. It is located in crawl space under house near the HVAC condensers.		
ADT provides security monitoring including doors and windows and fire alarms		

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced?	X	
If yes, give the date of last service: _____ 2021		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X
<b>EXPLANATION:</b> water heater in basement was replaced in 2023. Water heater for the main level was installed prior to 2015		



7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>0</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	X	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X

**EXPLANATION:** Roof was replaced in 2024 with 30 year architectural shingles.

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	X	
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	X	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		
(d) Has there ever been any flooding?		
(e) Are there any streams that do not flow year round or underground springs?		
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		

**EXPLANATION:**  
we extended the drainage pipes running from front of house under crawl space under master bedroom so they would extend further away from the house when they drained.  
we did all repairs after basement water heater leaked

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		X
(d) Do any of the improvements encroach onto a neighboring property?		X
(e) Is there a shared driveway, alleyway, or private road servicing the Property?	X	

**EXPLANATION:** all three houses on McLaine Lane share the gravel road. The 3 neighbors agreed to add extra gravel a few years and split the costs

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		X
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		X
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		

**EXPLANATION:**

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<b>XX</b>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<b>XX</b>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<b>X</b>
<b>EXPLANATION:</b>		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<b>X</b>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<b>XX</b>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<b>XX</b>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<b>XX</b>
(e) Is the Property subject to a threatened or pending condemnation action?		<b>XX</b>
(f) How many insurance claims have been filed during Seller's ownership? <u>1</u>		
<b>EXPLANATION:</b> we filed claim related to the basement water heater leak in 2024		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<b>X</b>
<b>EXPLANATION:</b>		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<b>XX</b>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<b>XX</b>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>		





**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property. This section entitled "Fixtures Checklist" shall survive Closing.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

**Home Media**

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

**Interior Fixtures**

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
- Wall Mirrors
- Vanity (hanging)
- Mirrors

- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

**Safety**

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

**Systems**

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

**Other**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:  
porch ceiling fan

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

**1 Buyer's Signature**

Print or Type Name

Date

**2 Buyer's Signature**

Print or Type Name

Date

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

*Joseph M. Loughran, III*  
**1 Seller's Signature**

**Joseph M. Loughran, III**

Print or Type Name

March 8, 2024

Date

**2 Seller's Signature**

Print or Type Name

Date

Additional Signature Page (F267) is attached.