

## Anderson Creek Retreat

Designed to preserve the rural look and feel of the southern Appalachians, Anderson Creek Retreat offers an outdoor lifestyle on 1,500 acres next to the Chattahoochee National Forest.

Located less than 2 hours north of Atlanta, Anderson Creek Retreat is in the heart of Georgia's finest outdoor recreation country near historic Ellijay and Blue Ridge. Amicalola Falls State Park and the Appalachian Trail are eight miles to the east. To the north, across the Cartecay River Valley, is the 13,000 acre Rich Mountain Wilderness with 4,000 foot ridges. Just up the road, over Doublehead Gap, are the Benton Mackaye Trail, Aska Adventure Area, The Toccoa River and Lake Blue Ridge.

Private homesites on three acres or more provide backdoor access to more than 10 miles of trails on high ridges, beside trout streams and through mature hardwood forest. Sensible architectural guidelines encourage regional styles and the use of native materials. Sound covenants protect long-term property values.

For those who enjoy gardening, hiking, mountain biking, horseback riding, fishing or simply having a quiet conversation in a peaceful setting, it is a rare find. The 75 acre Creek Preserve includes more than a mile of Anderson Creek and Anderson Lake with catch and release fly fishing for rainbow and brown trout and bass and bream in Anderson Lake.

A five stall barn and 12 acre pasture is available for the equestrian. The Bunkhouse, a 1,400 square foot guesthouse on the mountaintop where we join the National Forest, sleeps nine, has a full size kitchen, dining room and an entertainment center with fitness equipment.

Thirty-four home sites have been purchased and fourteen custom-designed homes built by the owners.

It's no exaggeration to say that you won't find any place like it. To schedule a visit to Anderson Creek Retreat call **866-755-5124** toll free or **706-635-5124**. **Email:**

**[land@andersoncreekretreat.com](mailto:land@andersoncreekretreat.com)**

Be sure to check the Anderson Creek retreat web site where you can see Anderson Creek homes and read about the Anderson Creek lifestyle featured in *Cottage Living*, *The Atlanta Journal Constitution*, *Mountain Homes Southern Style*, *Log Home Living*, *Custom Wood Homes*, *Cozy Cabin* and other publications:

**[www.andersoncreekretreat.com](http://www.andersoncreekretreat.com)**

## Spring Camp

**Spring Camp** is an approximately 400 acre valley formed by the high ridge that runs through Anderson Creek Retreat. Dozens of springs in north facing coves form the spring creeks of the Spring Preserve.

<b>Spring Camp Sites</b>	<b>Site</b>	<b>Acreage</b>	<b>Price</b>
Spring Camp Road	2	3.27	<b>Sold</b>
Spring Camp Road	3	5.00	<b>Sold</b>
Spring Camp Road	4	3.60	<b>Sold</b>
Spring Camp Road	6	9.10	<b>Sold</b>
Homestead Drive	7	5.92	<b>Sold</b>
Homestead Drive	8	3.17	<b>Sold</b>
Homestead Drive	9	3.20	<b>Sold</b>
Spring Camp Road	10	3.25	<b>Sold</b>
Spring Camp Road	11	3.22	<b>Sold</b>
Spring Camp Road	13	4.90	<b>Sold</b>
Spring Camp Road	14	3.56	<b>Sold</b>
Spring Camp Road	15	3.30	<b>Sold</b>
Spring Camp Road	17	3.30	<b>Sold</b>
Spring Camp Road	19	3.65	<b>Sold</b>
Spring Camp Road	20	3.28	<b>Sold</b>
Spring Camp Road	21	3.50	<b>Sold</b>
Spring Camp Road	22	3.01	<b>Sold</b>
Spring Camp Road	23	3.01	<b>Sold</b>
Spring Camp Road	25	3.39	<b>Sold</b>
Chimney Lane	26	3.48	\$75,000
Chimney Lane	27	3.39	<b>Sold</b>
Chimney Lane	28	3.29	<b>Sold</b>
Chimney Lane	29	3.05	<b>Sold</b>
Chimney Lane	30	3.30	<b>Sold</b>
Chimney Lane	31	3.17	\$95,000
Chimney Lane	32	3.01	<b>Sold</b>
Chimney Lane	33	3.03	<b>Sold</b>
Mountain Camp Road	34	3.24	\$115,000
Spring Camp Road	35	4.58	\$75,000
Mountain Camp Road	36	3.03	\$65,000
Mountain Camp Road	37	3.23	\$75,000
Mountain Camp Road	38	3.10	<b>Under Contract</b>
Old Anderson Creek Road	Salem Tract	11.33	<b>Sold</b>
Creek Camp Road	Smith Tract	5.00	<b>Sold</b>

## The Ridge at Creek Camp

The sites on **The Ridge at Creek Camp** join the **75 acre Creek Preserve with a mile of Anderson Creek and Anderson Lake**. Sites on Joseph Anderson Trail and Creek Camp Road are botanically rich with mountain laurel, rhododendron and mature hardwoods. The 2 mile Creek Preserve loop trail circles The Ridge, runs along Anderson Creek and connects with the 15 mile Perimeter Trail.

<b>The Ridge</b>	<b>Site</b>	<b>Acreage</b>	<b>Price</b>
Joseph Anderson	3	3.8	\$90,000
Joseph Anderson	7	3.0	\$155,000
Joseph Anderson	8	3.9	\$85,000
Creek Camp Road	9	4.1	\$90,000
Creek Camp Road	10	3.3	\$75,000
Creek Camp Road	11	3.0	\$90,000
Creek Camp Road	12	3.0	\$55,000
Tanager Trail	13	3.1	\$125,000
Tanager Trail	14	3.7	\$185,000
Tanager Trail	15	3.4	\$195,000
Tanager Trail	16	3.6	\$215,000
Settlement Trail	17R	6.3	\$120,000
Settlement Trail	19	3.0	\$135,000
Settlement Trail	20R	9.4	\$175,000
Settlement Trail	22R	7.0	\$150,000
Tanager Trail	24	10.5	\$595,000
Tanager Trail	25R	11.0	\$295,000
Tanager Trail	27R	8.5	\$185,000
Tanager Trail	30	3.4	\$235,000
Tanager Trail	31	3.1	\$190,000

## Acreage

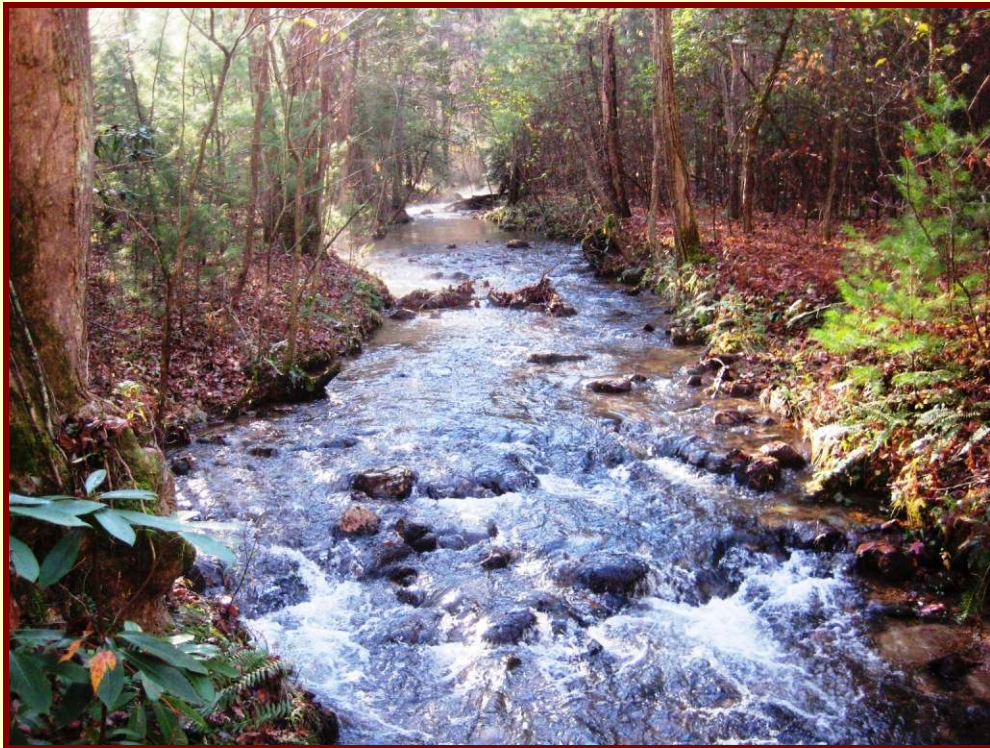
### Spring Camp Barn and Pasture \$595,000

The barn and pasture complex encompasses 16 acres and more than 4,100 square feet of buildings including a five stall barn, guest cottage, tack room, equipment sheds and a run-in shelter. The acreage includes 12 acres of fenced pasture and two 3 acre home sites. The initiation fee for membership in the Anderson Creek Club is included.



**Millis McClure Homestead**  
**158 Acres**  
**\$2.2 million**

The Millis McClure Homestead is a secluded 158 acre tract surrounded on three sides by the Chattahoochee National Forest. The property features high ridges with long range views, a mature hardwood forest of hardwoods, white pine and hemlock, two homestead ruins, fertile bottomland and approximately 1 mile of Duff's Creek, a trout stream and tributary of Anderson Creek. A conservation easement offers substantial tax savings.



**Valley View Tract**  
**12 Acres**  
**\$295,000**

An exceptional mountaintop tract with several homesites and garden spots. The view of the unspoiled Anderson Creek Valley and the National Forest is outstanding.



**Sunrise Farm**  
**12.9 Acres**  
**\$185,000**

Sunrise farm offers plenty of pasture for horses and gardens. Several outstanding homesites with big views of Rich Mountain Wilderness and the National Forest.



## What Property Owners and the Press Have to Say

### Press Clips On Lifestyle

**Atlanta Journal and Constitution**  
**Sunday Nov. 11, 2007**

#### *Life at Your Speed*

*“We didn’t want to be part of a subdivision atmosphere...its unbelievable how much open property there is here! We can mountain bike for 3 days and not ride the same trails twice!”*

*“As long as we’ve been here, we’re still finding new trails. I’m not sure we’ve seen them all,” says Derek. “There’s the Creek Camp, the trout stream, a lake you can fish or use canoes on, logging trails, and a wagon trail that runs through the property, deer trails.. some trails run along ridges where you can look out over the property and some run by the creek... they’re awesome. And if you get tired of riding here, you can continue on into the U.S Forest Service land next door and go all the way to Amicalola Falls. We never run out of things to do. “*

***Derek and Kassie Dahlgren, Canton, Georgia***

**Pinnacle Living**  
**Mountain Homes Southern Style**  
**Winter 2008**

#### *Nature Lover’s Paradise*

*“Four or five years ago we started thinking about having another place-away from Florida. We thought it would be nice to have a place where we could walk out of our house and have trails to run on and places to ride our bikes... when we turned the corner and saw the pasture and barn, I got goose bumps. It was prettier than the photos we had seen on the website. I literally got tears in my eyes. If someone asked me what kind of development I could have imagined for my family, I would create something like Anderson Creek. We wanted a piece of it. It’s the perfect community for us.”*

***Roy Borrego, Punta Gorda, Florida***

**The Atlanta Journal Constitution**  
**September 16, 2007**

#### *Wooded Family Retreat a Perfect Fit*

*“We had the idea we wanted a mountain place and looked for about two years. One day I found a postcard from Anderson Creek Retreat in the mailbox. When I read the card, I felt I could have written it myself. It was that close to what we were looking for. I stopped in the driveway and called the number, introduced myself and was invited to lunch that weekend with the developer and his wife. Everything they said was truly right on the money. We knew this was the right place.”*

*"We really got into the Anderson Creek concept of preserving the land, having lots of green space hiking and walking trails and building homes that are thoughtfully placed so they fit into this wild area...Our daughter said it best- I think of it as family time'- and so it is. I believe you just get closer here. and you can't have anything better than that."* **Elton Ashford, Alpharetta, Georgia**

*There's Amicalola Falls, the Cobutta Wilderness, Rich Mountain Wilderness...along with arts and crafts in Ellijay and Blue Ridge, vineyards and apple festivals and terrific trout fishing and hunting in the Forest Service land... it's just a great launching pad for the outdoors."* **Elton Ashford, Alpharetta, Georgia**

### **Press Clips On Architecture**

#### **Southern Revival: The Appalachian Homestead Cabin is Reborn with a Focus on Simplicity in Design, Local Material and Craftsmanship**

*"A connection to the land, a desire for simplified living and the whimsy afforded by a slower but more satisfying pace of life is shown on the porch...Wrap-around porches, stripped poplar columns out of trees off the property...Milk-washed tongue and groove clapboard is reversed and butt-jointed for an imperfect and totally charming look.*

*Styled on southern mountain cabins of the 1800's, architect **Bill Tucker of Fredericksburg, Virginia** based William B. Tucker Architects, took painstaking efforts to recreate a simple design by incorporating the local materials and craftsmanship that homesteaders would have relied on nearly two centuries ago."* **Custom Wood Homes**

*"a diverse topography of creeks, mountains, and fields- mountain laurel, rhododendron, hardwoods, white pine, hemlock, and wildflowers—feed off the headwaters, streams, creeks, in a rich and unspoiled setting..."* **Custom Wood Homes**

#### **Log Home Design August 2007**

##### **Southern Comfort**

*"Slow down and stay awhile. Anderson Creek Retreat is a community dedicated to family, fun, and the future of the planet....You'll undoubtedly want to explore the awe-inspiring landscape, but first you'll have to choose your mode of transportation. With more than 1,500 acres at the Retreat and another 750,000 acres of National Forest right next door, property owners have endless woodlands and footpaths to wander. And just eight miles away the Appalachian Trail tempts you..."* **Log Home Design**

##### **Cozy Cabins 2008**

##### **Preserving a Legacy:**

*Cabin Retreats in the Georgia Mountains Take on a Historic Touch*

*"What's the ideal vision of Appalachia? For the owners of Anderson Creek Retreat near Ellijay, Georgia, the designs were influenced by thoughts of soft green mountains, clean flowing creeks, and small, sturdy cabins tucked under ancient trees as they transform their family's 1,500 acre homestead into a historic community retreat...Anderson Creek property owners... protect natural land, wildlife, and waterways. **Cozy Cabins***

*“Our family is fortunate to have a rich and diverse piece of land in the southern Appalachian mountains. My great-great-grandfather, Joseph Anderson, settled on Anderson Creek in the 1840’s. Ever since then we have been preserving a legacy.” ... “We’ve set aside the ruins of early settler homesteads as parks and have established preserves that include the botanically rich watershed of Anderson Creek.”* **George David**

*“Architectural guidelines encourage cottage designs that respect the heritage of the region”...styles that typically require the use of native materials, simple detailing, and common-sense features.”*  
*I love the hustle and bustle of the city life in Atlanta and travel all over the country, he adds, “but I look forward to my weekends in the woods where life is meant to slow down.”* **Bill Calton, Atlanta, Georgia**

**Pinnacle Living**  
**Mountain Homes Southern Style**  
**Winter 2008**

*“While every home is unique, three architectural styles predominate: elegant yet unpretentious Southern Appalachian-style log cabins; romantic, traditional L-shape homes with a Thomas Kinkadee warmth and a Ralph Lauren classic style; and sophisticated , contemporary versions of the southern dogtrot.”* **Mountain Homes Southern Style**

**Cottage Living**  
**November 2006**

**Creating Cottage Style, New Old House**

*“We used to camp up here all the time”... Ten years later they stumbled upon a newspaper ad about the preservation of the historic Anderson Creek watershed. “The idea was to disrupt the area as little as possible and highlight the natural beauty of the land through conservation.”*

*They knew they wanted the style of their home near the watershed to harken back to traditional architecture and engage in a close relationship with the land. Inspired by old Southern structures known as dogtrots, they designed the cottage “as straightforward as you can get...”*

*We drew from simple, vernacular forms... we wanted to feel like we were outside when we were inside.”*  
*“Everything we need is here. We don’t really want to leave.”* **Markham Smith, architect, and Ellen Hauck**