



# Features & Improvements

## 3406 THUNDER POINT

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### BUILDING SPECS & EXCEPTIONAL CONSTRUCTION

- Built by North Georgia Log Homes (Freddie Pethel)
- Logs are Eastern Pine; support poles from British Columbia, chosen for minimal settling
- Poured concrete foundation by Blue Ridge Foundations, nearly perfect precision
- Main house has 26-ft ceilings with natural beams
- Steel-supported fireplaces and stairs, architect-approved by Georgia Tech
- Two-story river rock fireplace (local artist dedicated 2.5 years to ensure integrity and beauty)

### PROPERTY FEATURES & DESIGN HIGHLIGHTS

- No HOA & No Current Covenants
- Vacation Cottage District Zoning
- Hall Co Short Term Rentals are allowed with business license
- Big water views from every room
- Elevator to all three floors (inspected 2024)
- Brazilian cherry hardwood floors on main level and lower bar area
- Custom, handmade kitchen cabinets by William Ohs
- Fireplaces, patios, and stonework by Master Mason Don Cooper; stones handpicked from five different stone yards
- Front door and interior framing done by local craftsman
- Fireplace mantels, bar tops, wine room and furniture made by local craftsmen using Tennessee Red Cedar
- Smart home system by Atlanta Home Theater, recently updated; award-winning and magazine-featured. System can be controlled via touchscreens or a mobile app, managing heat, security, television, lighting, & sprinkler system
- Custom, poured concrete counter tops in kitchen and outdoor kitchen; top-tier appliances throughout
- Red Cedar decking on three sides
- Onan whole-house generator with two 1,000-gallon propane tanks, serviced by Cummins Power South; contract through 11/2025
- Window tinting with Huper Optik Drei window film by Solar Eclipse

- Two tankless water heaters (2023)
- New heating & AC units (2024)
- Full-house drinking water filtration system
- Lower level features two-story library, bar, Tuscan-inspired wine cellar with separate cooling units, full steam shower & sauna and 22-ft ceilings opening to a stone patio
- Upper and lower levels of main house freshly painted
- New carpet throughout main house
- Master bath: his-and-hers sinks, private toilet and bidet, large walk-in tile shower with seat and pebble stone walls
- Secondary bedrooms feature 100+ year-old reclaimed flooring from a South Carolina warehouse
- Kraco (Jeld Wen) Casement windows throughout

## EXTERIOR FEATURES

- Year round deep water with 436' of lake shoreline
- Extremely private surrounded by 100+ acres owned by the U.S. Army Corps of Engineers
- Dock with 40 ft walkway
  - 32'x32' double slip permit
  - Currently configured with one boat slip and two WaveRunner slips
  - Extra-thick steel for wave protection, and adjustable placement for drought conditions. Has two pumps, One wash down and one irrigation. Have never been without boating water
  - Can add a 2nd level "party deck" (per Army Corps as long as it's not larger than existing deck footprint)
  - Boat lift
  - Dock Watch checks the dock weekly, adjusts it as needed, and sends a picture. It costs \$1,000 per year and runs until November 2025.
- Lower walk out deck has under decking system to keep area dry
- Gorgeous waterfalls as you enter the property
- Sprinkler system and waterfall auto-fillers use lake water, powered by a new pump installed 2024. The small area by the gate uses city water
- Professionally installed LED landscaping lights run on timers and can be controlled via Control4 or iPhone
- Paved cart path down to lake
- Screened Gazebo off back porch
- Covered Waterfront Fireplace underneath lovely pavilion
- Outdoor covered kitchen on back deck overlooking lake: Thermador cooktop, fridge, heating drawer

## ROOF SPECS & INFORMATION

- Roof Main House - Premier 25 Ultimate R-33 All Roof 4 x 8 upgraded to 8 x 8 - 5440 Sq ft.
- Roof Guest House - Same 2576 Sq feet.
- Roof was inspected and screws replaced in 2022. Screws should only have to be changed every 15 years or so - metal should last 50 to 75 years easy
- Metal roof manufacturer is Fabral (<https://fabral.com/>)
- There is a 25 Year Warranty - Life expectancy 40-70 years depending on weather, proper maintenance

## LOCATION INFO

- Gainesville is rapidly growing and experienced 15% population growth over past five years
- COMING SOON to the area! High-end, multi-use, walkable town center will be breaking ground in 2026 and set to be completed in 2028. See article for more info: <https://tinyurl.com/2km92mh7>
- **Shopping:** All on Dawsonville Hwy within approximately 7 miles—Sam`s Club, Lowe's, Home Depot, Super Walmart, Target, Walgreens, Home Goods, Hobby Lobby, Academy Sports, Marshalls, Belk, Books a Million, Old Navy, Publix
- Upscale Dining - 8.4 miles to Gainesville Square:  
Cotto`s Modern Italian, Avocado`s, Sanctuary, Decoy, Bourbon Brothers, Recess, Luna`s, The Stag Steakhouse, Consuelo`s, Taqueria Tsunami, Kelly`s Tavern, Standard Service
- 5 min boat ride to Port Royal and Gainesville Marina
- Short boat ride to Pelican Pete's Tiki Bar & Grill and Skogies Restaurant
- Short boat ride to go up the Chattahoochee River and the Chestatee River
- Renowned & award-winning Northeast Georgia Medical Center (recently completed a billion dollar addition) & Longstreet Clinic
- Northside Hospital - Forsyth
- Bustling & rapidly growing downtown Gainesville
- One hour from Downtown Atlanta
- 7 miles to Chattahoochee Country Club— Currently undergoing a \$24M renovation
- Easy access to GA 400 & I-985
- North GA Mountains foothills

## DETACHED GARAGE & GUEST HOUSE

- Concrete slab with custom workbenches, storage, and 2-step epoxy flooring
- Custom heavy Carriage Style garage doors by Empire Door & Gate; Lift Master springs, coils, and lifters.
- 4 car garage with RV parking and workshop (can fit 5 cars)
- Hot water replaced recently; furnace in ceiling near washer/dryer; 14-ft ceiling
- 2 bed/2 bath upstairs apartment with open kitchen, gas cooktop, oven, and microwave
- Great room with wet bar, dining area on eastern pine floors, vaulted ceilings, sound system, and vented stone fireplace.
- Cypress deck with roof cove & amazing views, propane Weber grill, electric grill, and seating.

## ITEMS FOR SALE AND FOR NEGOTIATION:

- Furniture included with a strong offer
- 25.6' 2000 Chaparelle Sunesta with 2016 Mercruiser 325 HP - \$10K
- Club Car – 2 years old – \$13K

DISCLAIMER: All information collected from various sources. Please verify any important information!



8000 Avalon Boulevard, Suite 800, Alpharetta, Georgia 30009  
atlantafinehomes.com | sir.com