



\$ 975,000



7480 Shadburn Ferry Rd, Cumming, GA 30041

- » Beds: 5 | Baths: 4 Full
- » MLS #: 7791392
- » Single Family | 4,384 ft² | Lot: 109,336 ft² (2.51 acres)
- » More Info: 7480ShadburnFerryRd.IsForSale.com



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One-of-a-kind Lake Lanier home situated on a rare 2.51+ acre double lot with a private single-slip dock, stocked spring-fed pond, and endless outdoor living space and activities. Perfectly located just 1.8 miles from Young Deer Creek Park, you'll have convenient public boat ramp access to Lake Lanier while still enjoying the privacy and space of your own retreat. The property offers a rear deck with a flush-mounted hot tub accessible directly from the primary suite, fruit trees, a dedicated chicken enclosure, and a concrete path leading over a grandfathered wooden bridge and scenic pathway along a creek to the private shoreline and covered single-slip dock with Trex decking and party deck. Inside, the main level offers an easy open flow between the great room, dining area, and living room with a wood-burning fireplace. The fully finished walk-out basement is built for entertaining, featuring a custom wood bar with wet bar, billiards area, media space, two bedrooms, two renovated bathrooms, and a flex room currently used as a home gym. This fully updated home features major recent improvements, including a new roof in March 2026, renovated kitchen, updated primary suite and bath, renovated basement bathrooms, new windows and doors, a tankless water heater installed in 2025, HVAC, and a recently serviced septic system. Would be a wonderful lake short-term rental or great for 2 families. A truly special Lake Lanier property.

