



20  06
TUCKER REALTY

Erudio Incito Ductus

Yes, REALITY... not just realty

ANOTHER EXCLUSIVE OFF MARKET OPPORTUNITY!



5870 Pilgrim Point Extension, Cumming, GA 30041

For Sale By Owner
\$695,000

This southernmost part of Lake Lanier home is located at 5870 Pilgrim Point Ext in Cumming. Only 2 miles off the newly widened exit 16. Has both Publix and Kroger near by as well as only 7 minutes to downtown or all the shops and restaurants at Market Place. However, what makes this a unique gem is the almost perfect water situation.

25-30 feet of water at the dock. A nice and quiet cove protected by the no wake zone at Blad Ridge Marina. The cove is drought proof as I am the next door neighbor and been here since 2011 when the lake was down 16 feet. We still jumped off the dock all summer long.

1,400 sq ft of main living space
2 bed 2 bath
Additional terrace level apartment with separate entrance of 700 sq ft with a 1/1.
Direct comps from \$980k - \$1.3M
Very peaceful Cul-de-sac road

I know it is a crazy market, but share, like or message me for an appointment as this one will not last long.
....and before you even ask, yes you can update to a double slip 32 x 32 party deck with one phone call and one visit by the Corp.

[Additional Photos](#)

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