

TURNKEY HOMESTEAD FOR SALE

kw KELLERWILLIAMS. REALTY
ATLANTA PARTNERS
\$1,295,000



6290 CASCADE PALMETTO HWY - FAIRBURN GA

MAIN PROPERTY FEATURES:



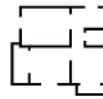
5 Bedroom



4 Bathroom



Income Treehouse



3000 Sq Ft



Location

ABOUT:

Discover this rare, fully improved 22 acre estate offering unmatched privacy, modern amenities, three freshwater streams on 2 parcels to accompany potential multiple income streams — all nestled among old-growth trees, creeks, and custom trails.

CONTACT DETAILS:

THE RIBAU TEAM

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📺 <https://beechreetreetreehouse.com>

6290 Cascade Palmetto Hwy, Fairburn GA 30213

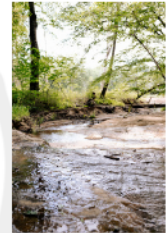
Homestead Off-Grid Living with Luxury Treehouse

- 22 Acres Across 2 Parcels with Additional Home Sites Potential
- 3,000 Sq Ft Home: 5 Bed | 4 Bath
- Finished Walk-Out Basement (2024)
- New Roof, Gutters (2023), HVAC (2021)
- Hybrid Water Heater (2023) New Wood-Burning Stove + Chimney Liner (2023)
- Encapsulated Crawlspace
- Dog Room, and
- Reclaimed Barnwood Touches



Outdoor Living & Enhancements

- Cleared and Trimmed Trees Around Home (2022)
- 3 Creeks with Natural Flagstone Waterfall + Beaches
- 4 Acres of Cleared Bermuda Pasture
- Suspension Golf Cart Bridge, Trails, and
- Multiple Access Driveways
- Front Landscaping & Decking Underway



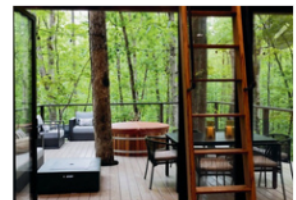
Infrastructure & Utility Upgrades

- 400 Amp Service (Planned) Underground Power & Water Junctions (2024)
- Well Leak Repair, Cinderblock Wall Rebuild (Planned)
- RV Pad with Full Hookups (2024) –
- Glamping Site with Twinkle Lights & Fire Pit (2025)



Luxury Treehouse Retreat

- 650 Sq. Ft Treehouse + 450 Sq. Ft Deck
- Full Kitchen, Bathroom, Sleeping Loft, Living Room
- Recessed Cedar Hot/Cold Soaking Tub
- High-Speed Internet, Water & Power
- Built in 2024:



Total Investment: \$628,000+