

# Ellijay Acreage - Nine Short Term Rental Cabins

536 Vayhaus Trail, Ellijay, GA 30540

SPECIAL PURPOSE/ACREAGE PROPERTY FOR SALE



## PROPERTY DESCRIPTION

VAYHAUS Ellijay is a 60-acre architectural retreat in North Georgia featuring twelve luxury glass-walled pavilions that blend modern design with immersive natural surroundings. Each 700 sq ft bungalow offers panoramic forest views, skylit bathrooms, private dipping pools or hot tubs, and refined interior finishes curated for high-end guests. Thoughtfully designed communal spaces — including plans for a Social Pavilion, Disco Forest, and creekside lounges — enhance the property's appeal as a boutique hospitality investment. Located just over an hour from Atlanta and minutes from Ellijay's outdoor attractions, this property is strategically positioned as a destination for luxury travelers seeking design-driven escapes. With strong nightly rates and future wellness amenities planned, VAYHAUS Ellijay presents both experiential and investment value in a growing North Georgia market. This offering is ideally suited for luxury buyers, investors, and short-term rental operators looking for a distinctive, design-forward asset.

### Highlights:

- Twelve architect-designed, glass-walled pavilions on 60 wooded acres, nine nearly complete
- Private hot tubs/dipping pools, suspended fireplaces, and cantilevered hammocks
- Curated list of inquiry stays at an average of \$575/night
- Close to wineries, orchards, mountain-bike trails, and Amicalola Falls

## LOCATION DESCRIPTION

This property offers a rare blend of seclusion and accessibility in the North Georgia mountains. Just 15 miles (approximately 25 minutes) from downtown Ellijay, the retreat is also conveniently positioned about 30 miles (roughly 30 minutes) from Blue Ridge and only 65 miles (around 1.5 hours) from Atlanta. Surrounded by forested ridgelines, creeks, and Appalachian vistas, the location provides peaceful mountain privacy while maintaining easy access to the region's most desirable towns, outdoor attractions, and year-round activities.

## OFFERING SUMMARY

Sale Price:	\$4,195,000
Lot Size:	60 Acres
Total Buildings:	9 (12 Permitted)
Utilities:	Water (Well), Power, Internet, Electricity throughout all acreage

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## PROPERTY IMPROVEMENTS / FF&E INCLUDED



VAYHAUS Ellijay is a nearly complete short term rental opportunity looking for a new visionary. This property has been exceptionally planned and is nearly 80% completed. With nine cabins nearly complete, it is estimated that within 90 days these units could be completed and rented. This property also has many of the FF&E already purchased, below is a list of inventory:

### **Cabinetry & Built-Ins**

- Full set of kitchen and bathroom cabinets for all 9 cabins
- All associated hardware (as applicable)

### **Appliances (per cabin unless noted)**

- Undercounter panel-ready refrigerator/freezer
- Built-in undercounter microwave
- 18" dishwasher
- 2-burner induction cooktop
- Whole-unit tankless hot water heater

### **Construction Materials & Fixtures**

- Custom-sized hammock nets for each front porch
- HVAC systems installed (thermostats not included)
- Electrical trim (most installed), including floor receptacles
- Plumbing fixtures onsite for all 9 cabins
- Interior tile onsite for completion of all 9 cabins

### **Site Infrastructure**

- Three (3) wells designed to service the full build-out: 12 cabins + social pavilion/bar + office. Waterlines run to all 9 cabins, the office, and the future sauna site between cabins 7-8.
- Underground power running to the back of the property (future expansion ready)
- Septic systems installed and connected for all 9 completed cabins
- Nine (9) cabins fully powered and individually metered
- 1.2 miles of graveled road system, inspected and approved by Gilmer County & Fire Marshal (Note: will require fresh gravel/topper after construction completion)
- Two additional sites with completed soil samples: Office location and Cabin Site #11
- All work performed under proper permits; inspections completed to date
- Active permits include all 9 cabins and the Social Pavilion (no vertical construction yet begun)

### **Major Furniture Included**

- (9) King-size bed frames
- (18) Nightstands (2 per cabin)
- (36) Barstools (4 per cabin)
- (9) Sofas

### **Technology & Systems**

- Whole-property WiFi system
- Security camera system (3 cameras currently installed; system is expandable)

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## ITEMS TO BE COMPLETED BY NEW OWNER



### ITEMS TO BE COMPLETED:

As mentioned, VAYHAUS Ellijay is nearly completed, but does still need a few items completed, below is a list from the current owner regarding outstanding items to the best of their knowledge:

#### Interior Finishes

- Interior doors
- Shower pans
- Shower glass (already fabricated; currently stored at fabricator's warehouse)
- Countertops (also at fabricator's warehouse)
- Curtains
- Minor remaining FF&E

#### Exterior & Structural

- Exterior decking
- Steel steps (2 per cabin; quoted at ~\$1,000 installed per cabin)
- Landscaping

#### Mechanical / Systems

- Thermostats for HVAC systems
- Dipping pool/hot tub components:
  - Filter
  - Pump
  - Inline heater

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EXTERIOR PHOTOS (CURRENTLY)



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## PROPERTY PHOTOS



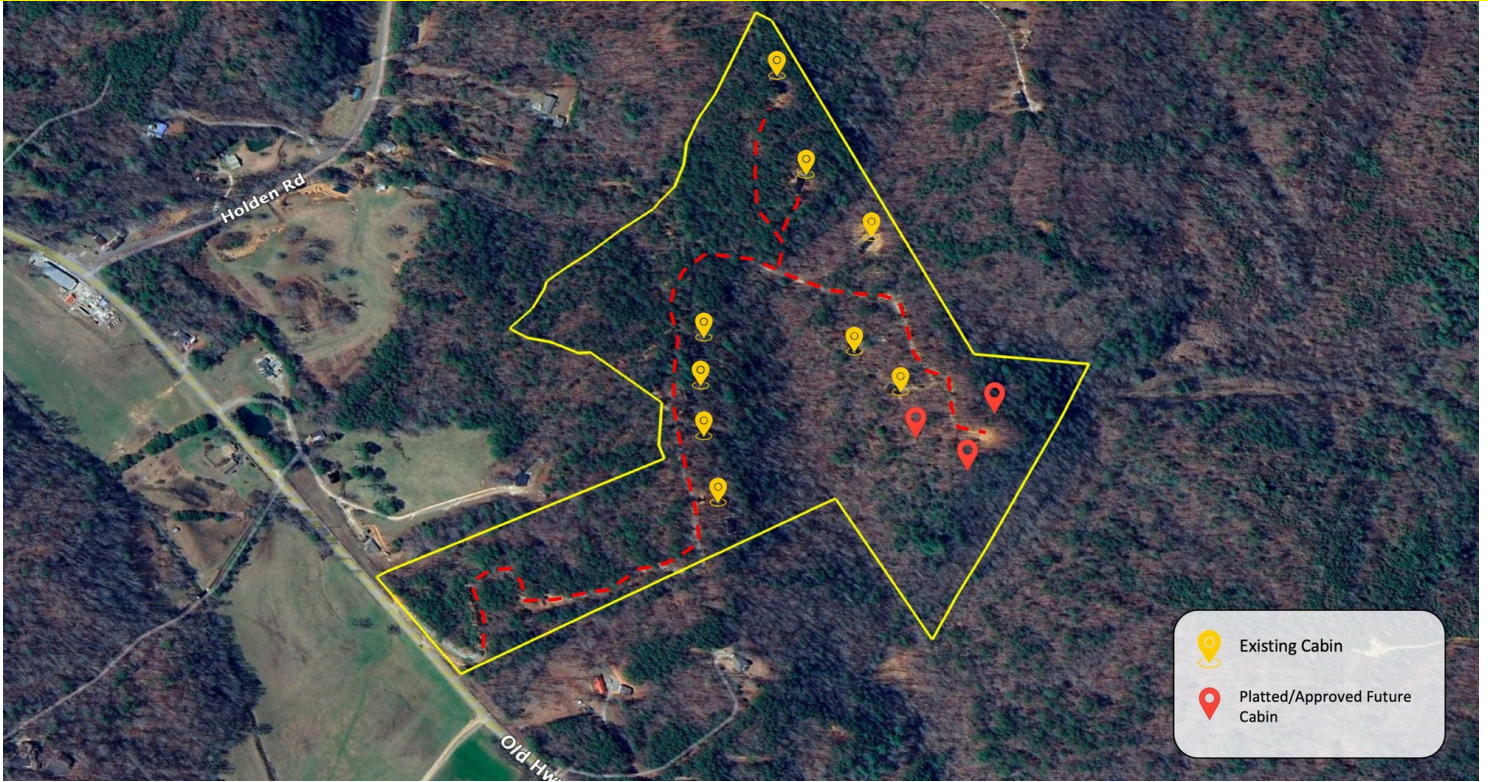
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## AERIAL MAP / PHOTOS



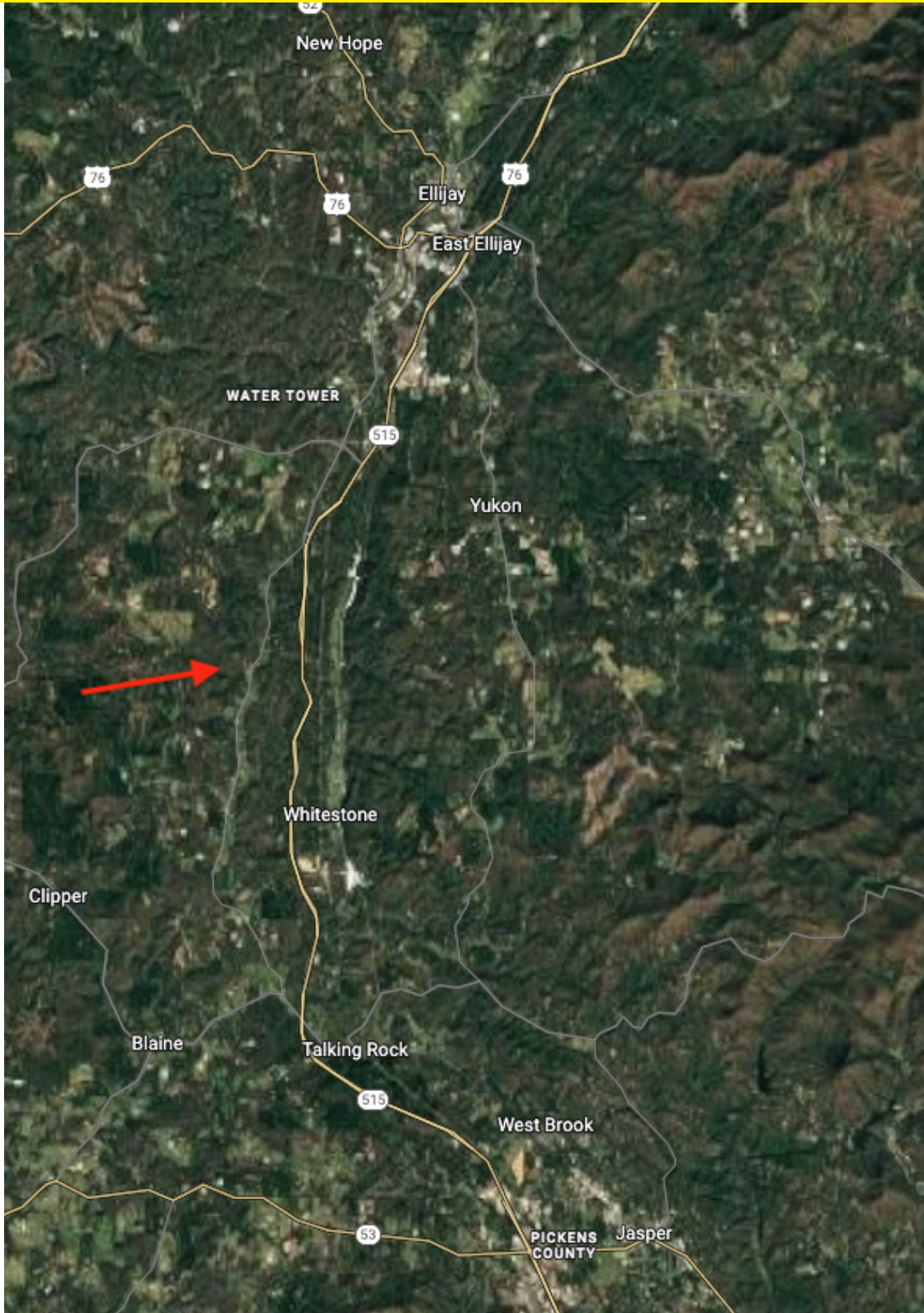
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## AERIAL LOCATION MAP



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