

# JUSTBLUE



Prudential  
Georgia Realty

PRESENTED BY *Sidra McCain*

FALL 2012

The Copper Basin sister towns of Ducktown and Copperhill, Tennessee and McCaysville, GA have been reinventing themselves for over a decade. After 150 years of Copper mining, it's been a long and arduous project of reclaiming the scarred land that resulted from environmental degradation from the numerous copper mines that polluted and devastated the scenic beauty of these majestic mountains. Since then the area has undergone a major transformation and reclamation thanks to the combined efforts of the EPA, TDEC and Glen Springs Holdings, the cleanup crew and stewards of the Copper Basin.

Today there is a renewed interest in the Historic downtowns of the Copper Basin thanks to the combined efforts of the local chambers, the Tri-Cities Business Association and the Tri-cities Revitalization Committees of Ducktown, TN Copperhill, TN, & McCaysville, GA. With the reclamation of the Copper Basin, new businesses and restaurants are sprouting up in Historic Downtown and McCaysville as people are taking a renewed interest and seeing the potential that these historic downtowns have to offer.

New business include: Little Cuba Café, Riverside Grill, Iron Bridge Café, Blue Ridge Mountain Outfitters, Threads, The Sweet Shoppe and more. Real Estate in this area has also seen an increase in the number of sales when compared to the same time last year.

In both Polk County, TN and in Fannin County, GA sales compared to the previous year have exceeded with homes sales averaging at 91% of the list price for both 2011 and 2012. Homes have not decreased in price since 2011 on average but inventory has sharply decreased to half the inventory we had this time last year in 2011.

With the demand still being high for property here in the Blue Ridge area and the supply dwindling, this translates to one thing, price increases. The statistics show that prices have bottomed out with the market trend upward with the current conditions that exist. This has not only been here in the Blue Ridge mountains but across the U.S. With rates and prices still low, if you are sitting on their fence about buying, I encourage you to jump down and into what may be one of the most affordable markets in our lifetime.

Please do not hesitate to call me with any questions you may have about Real Estate and the Tri-State, Area of North Georgia, Southeast Tennessee and Western North Carolina beautiful Blue Ridge Mountains.

*Let me be your Blue Ridge Connection in the Blue Ridge Mountains.*

[www.SidraMcCain.com](http://www.SidraMcCain.com)

Real Estate in the Tri-State areas of North GA, South East TN and Western NC.

[www.NorthGeorgiaLakeHouses.com](http://www.NorthGeorgiaLakeHouses.com)

Water front properties and information in the Tri-State area.

[www.StarryNightVacationRentals.com](http://www.StarryNightVacationRentals.com) & [www.StarryNiteCabins.com](http://www.StarryNiteCabins.com)

Vacation rentals and area information in the North Georgia Mountains.

**Sidra McCain, Licensed in Tennessee and Georgia**

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## *Humanitarian of the Month*

### **IRON BRIDGE CAFE**

Lisa and Wayne Sapp's vision when they moved here from Florida was to have a small restaurant full of southern hospitality in a little town, similar to the town in North Florida where they came from. They wanted it to have an intimate feel where locals and tourists alike would stop and get a bite to eat and get to know each other in a laid back atmosphere. They wanted to provide a place that offered good meals at reasonable costs, and they wanted to give back to the community.

They settled on a small space in historic downtown Copperhill on Bridge Street and named it Iron Bridge Café. The cafe is open Monday-Saturday from 8 a.m. to 4 p.m. On Wednesday's, between 5 and 8 p.m.

they offer dinner to the community for a "free will donation" or simply for free. "It's our way to help out in these trying times and to help others in the area.

We have been blessed and want to do what we can to show our appreciation to these folks," Lisa says. Offering breakfast and 25 cent wings 24/6 and on Wednesdays you can get 25 cent hot dogs.

Phone: 423.496-2910

Iron Bridge Café is located at 104 Grande Ave, in Historic Downtown Copperhill, TN 37317.

*Together, we can make a difference!*

## *Shops of the Month*

### **FOUR SEASONS BOUTIQUE**

In 2002, Jan O'Neil purchased the oldest building in Historic Downtown McCaysville, circa 1900. The building had previously been known as the John Jabaley store. The store sold clothing and shoes primarily. Since then, the building has undergone major restoration and remodeling maintaining its original features and giving it a rustic element to coincide with the towns rich history of Copper mining that occurred here for 150 years.

Jan's is paying tribute to the former owners by opening her clothing store Four Seasons Boutique. Her shop features modern, electric stylish clothing in a variety of fabrics, colors and styles. At Four Seasons Boutique, you'll be pleasantly surprised by the quality and affordability of the clothes, a welcome departure from what you find in larger retail stores.

Four Seasons also has accessories such as handbags, scarves and jewelry, including engraved copper, that can add the perfect touch to your unique ensemble. Visit the shop and discover what makes Four Seasons Boutique so unique.

Phone: 706.964.6835

Four Seasons is located at the River's Crossing Mall, 100 Blue Ridge Dr. in Historic Downtown McCaysville, GA 30555.

### **DREAM ANGELS SPIRITUAL STORE**

While living in Jupiter Florida, owner Jeanne Seabrook had a wonderful idea. She decided that she would open a spiritual books and gift store and call it "Dream Angels." After ten years of hard work, she was guided to bring her store a little closer to heaven, so she settled in the beautiful Blue Ridge Mountains of Southeast Tennessee.

The store is filled with an array of spiritual and inspirational items as well as relaxing incense and candles to bring peace and harmony in ones life.

Upon entering you feel a peace and tranquility sweep over you. Incense burns as you browse through her wide selection of crystals, incense, aroma therapy, candles, jewelry, purses, cards, books on many subjects including feng shui and more that can help you attain inner harmony and support your journey to a deeper fulfillment. ( Mention this article when you shop and receive 10% off your purchase.)

Phone: 423.548.1111

Dream Angels is located at 50 Ocoee Street in Historic Downtown Copperhill, TN. 37317.

## *Bakery of the Month*

### **THE SWEET SHOPPE**

Susan Kelly Catron and Nikki Kaylor Gribble germinated the idea for their bakery after a happenstance meeting where they instantly clicked and became friends.

The two women swapped stories with each other about the candy and cake making traditions they grew up with while helping their mothers and grandmothers in their kitchens. With the Discovery of their shared passion, the idea for the Sweet Shoppe was born.

The girls are known for creating decadent chocolate concoctions and mouth-watering unique cupcakes including Peanut Butter Cup, Chocolate Lava, Pumpkin Cheesecake, and Strawberries and Cream.

The Sweet Shoppe opened its original store in Historic Downtown Blue Ridge in May, 2011. In October of 2011 Nikki and Susan received national recognition with an award for their cupcakes on a Food Network's hit show, Cupcake Wars.

On September 23, 2012 the Sweet Shoppe duo made another appearance on an episode of the popular TV show again gaining recognition and attention nationwide. Also in September, Susan and Nikki decided to open a second Sweet Shoppe in Historic Downtown McCaysville.

Susan and Nikki saw the potential and the need for their delicious creations in twin Historic Downtowns of McCaysville, GA and Copperhill, TN. They are sure to please the locals and the tourists alike with their amazing creations.

Congratulations ladies and Welcome to Historic McCaysville-Copperhill!

Phone: 706.964.6886

The Sweet Shoppe is located at 100 Bridge Street inside Rivers Crossing Mall in Historic Downtown McCaysville, GA 30555.

## *Fall Feature*

### **MERCIER ORCHARD'S**

Mercier's Orchards was started 65 years ago as an apple orchard and since has grown to be the largest apple house in the state of Georgia as well as a landmark here in North Georgia's Blue Ridge Mountains.

Situated on over 200 acres in Blue Ridge, Mercier's has been a destination for visitors to North Georgia for decades. The orchard has expanded immensely in the last 8 years since I have been here but recently there has been a huge improvement to their menu. Tony Jones is the person behind this vision. Tony's vision was simple, add breakfast to Mercier's menu. The layout of the kitchen was redesigned to accommodate the expansion of tasty, made-from-scratch breakfasts. In addition to breakfast.

I recommend their specialty french toast, a little bit of heaven to start your day. Inspired, other new menu options were added for lunch including their award winning chili. Other items include Chicken Alfredo, Philly Cheese Steak Sandwich (daily), Cubans,

Mufaletta's and Gyros with homemade soups and a healthy selection of salads all freshly prepared by a six-member team that share the belief that food should be a healthy and enjoyable experience.

In addition, Mercier's prepares boxed lunches for individuals or large groups as well as offering catering services for special occasions. Also, Merciers can make your Thanksgiving and Christmas dinners with all the trimmings for those that don't want to bother with cooking during the holidays. Come and taste for yourself the new and improved Merciers, I promise, you wont be disappointed.

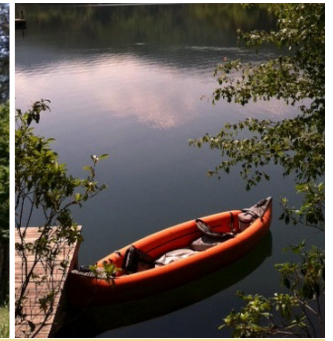
Phone: 706.632.3411

Mercier's is located at 8660 Blue Ridge Dr. Blue Ridge, GA 30513



### 324 COPPERHEAD TRAIL \$249,999

Amazing Craftsmanship in this Custom Built Yellowstone Log Home with a Colorado Mountain Lodge feel. This Stunning Masterpiece has Gorgeous Rustic Detailing in the Framed Round Log Fireplace, ½ Log Staircase, Real Log Posts throughout, Beamed ceilings, Cedar Cabinetry and Rough Cut Pine Floors. Wall of Glass Looks out over the Pretty Mountain Views and Decks that Wrap around to Covered Porch with Hot Tub. Fully Furnished and Professionally decorated with Stunning Upscale Western Lodge Furnishings and Cowboy Decor. Full Daylight Basement with Wet Bar, Pool Table and Media Room and Separate Laundry Room. No Restrictions and Total Seclusion!



### 100 LAKEVIEW DRIVE \$289,000

Beautiful 3 bedroom, 2 bath Lakefront Cabin with basement and garage. Cabin in Campbell Cove Subdivision has Spectacular Lake and Mountain Views, Surrounded by Cherokee National Forest No HOA Fees. Paved County Roads. End of Road and Lake Privacy with Private Dock for Fishing. Wooded Lot with Garden Spot. Gentle Terrain Down to the Lake. Completely Remodeled with new hardwood flooring. Partial Basement and minimal Covenants. 1-Car Garage has Workshop. Priced to sell!



### 97 SUNNYBROOK ROAD \$199,000

Gorgeous Creekfront Real Log Prow Front Chalet with over 300 ft. of frontage on Lil Fightingtown Creek. Completely Secluded Private with Massive Hemlocks, Pines & Hardwoods in one of the most beautiful areas of Fannin County. Surrounded by 450K acres of USFS & Cohutta Wilderness. Minutes to Jacks River Falls, Hiking, Mountain Biking, Horseback riding & Downtown Blue Ridge! No Restrictions on 1.28 acres with adjacent 3 acres available. Picturesque Footbridges & Pathways lead you to the Creek with a Babbling Stream that Meanders thru property to the Creek. 1/2 Pasture 1/2 Woods. Bonus Upstairs Loft or 3rd bedroom with Crows Nest Deck! Unfinished Basement Ideal for Toys, Workshop or to Finish off for Extra Room. Furnishings Included.



### 347 LAKEVIEW DRIVE \$275,000

3 beds, 3 baths with a Large Open Loft. 3 Levels with 2 Full Kitchens, Huge Loft, Cathedral Ceilings, Plate Glass Windows, French Doors, Large Decks and Custom Woodwork throughout. Full Finished Basement with Full Kitchen on both the main and lower levels. Basement has a separate entrance for guests. Inside has new paint, new flooring and comes with all appliances including a Washer/ Dryer. Master on Main, Laundry on Main. Landscaped and freshly stained. Lakefront, Creekfront, Lake and Mountain View from this Gorgeous. Real Log Home in Beautiful Campbell Cove Lake. Wooded with Garden spot. Surrounded by USFS at End of Road for Peace and Quiet. Only minutes to three states with a central location to three Historic downtowns: Blue Ridge, GA Murphy, NC and Copperhill, TN. No state income tax in Tennessee and low property taxes! No HOA dues. County maintained Paved roads with public utilities. Ample parking. 2 Fireplaces and Large Decks for soaking in the Lake and Mountain views. Private and Secluded on over 2 acres of land with unbuildable bonus land adjacent; Wooded and Quiet.