

Delivering 5-Star Service along with Top Notch Results

What you may not know about me:

- Property owner in Big Canoe® for past 19 years
- Continues to be one of most active agents in Big Canoe
- #1 agent in sales and listings sold in in Big Canoe for 2024
- Enjoys 75 Zillow Reviews with every one of them a 5-Star



Steve Yambor
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 steve.yambor@bigcanoe.com



Mike Rhodes, Broker

Remember to ask for Steve
 Always Available

TESTIMONIALS

Steve was always coming up with new ideas and worked hard on our behalf.

He was not only our Realtor but will be a neighbor as well, as he lives in Big Canoe and knows it very well!

Maria Kelly
 December 2024

Steve's expertise and dedication as a real estate professional were evident in all aspects of selling my home.

His commitment to excellence is truly inspiring.

Pam Corrigan
 January 2025

Never failed to impress us Exceeded our greatest expectations

Amazing level of preparation and organization

Work ethic, skills and passion

dferguson732
 November 2023

CURRENTLY AVAILABLE HOME LISTINGS

<p>UNDER CONTRACT</p> <p>145 CHESTNUT RISE UNIT 442 D</p>	<p>UNDER CONTRACT</p> <p>10 BLACK GUM DRIVE</p>	<p>UNDER CONTRACT</p> <p>465 HUCKLEBERRY TRAIL</p>	<p>UNDER CONTRACT</p> <p>10 BUCKSKULL BROW</p>
<p>1364 DEER RUN RIDGE \$795,000 3bd/3ba/2car garage French Chalet nestled in Big Canoe on top of mountain views.</p>	<p>1371 RIDGEVIEW DRIVE \$720,000 4bed/3bath/2car garage: Fabulous long range views. Two story great room with open concept wall of windows.</p>	<p>UNDER CONTRACT</p> <p>26 BUCKSKULL BROW</p>	<p>NEW LISTING</p> <p>888 RIDGEVIEW DRIVE \$649,000 3beds/3.5baths/loft/2car garage: Terrific views through Big Canoe and beyond. Open floor plan with master on main.</p>

MY 2024 LISTINGS THAT SOLD AS WELL AS PROPERTIES THAT I SOLD TOTAL 32 TRANSACTIONS

SOLD/LIST 165 HIGHLAND TRAIL	SOLD 767 COLUMBINE DRIVE	SOLD 570 CHOCTAW PASS	SOLD 22 HICKORY TRAIL	SOLD 94 CHULA DRIVE	SOLD 165 HIGHLAND TRAIL	SOLD 95 CHULA DRIVE	SOLD 2485 MUIRFIELD
SOLD/LIST 2485 MUIRFIELD	SOLD 447 TEABERRY LANE	SOLD 319 COLUMBINE DRIVE	SOLD 230 CLIFF FERN POINT	SOLD 179 TREETOPPER CIRCLE	SOLD 15 CINNAMON FERN LN	SOLD 198 WOOD POPPY DRIVE	SOLD 846 RIDGEVIEW DRIVE
SOLD 93 WINDFLOWER DRIVE	SOLD 167 MOUNTAIN MINT DRIVE	SOLD 183 DEER RUN RIDGE	SOLD/LIST 93 WINDFLOWER DRIVE	SOLD 91 SOURWOOD CIRCLE	SOLD 743 COLUMBINE DRIVE	SOLD 1145 COX MOUNTAIN DR	SOLD 162 BLUE BELL CIRCLE
SOLD 24 MEADOWBROOK RIDGE	SOLD 2618 HIGHLAND TRAIL	SOLD 171 YANOO TRACE	SOLD 185 CRESTED FERN	SOLD 126 CANADA GEESE	SOLD 63 THE PADDOCK	SOLD 2487 MUIRFIELD WAY	SOLD 5544 BLACK BEAR

CURRENTLY AVAILABLE HOMESITE LISTINGS

- 9137 Shetland Trace at \$115k - Easy build, Mtn Views, on 1.5 acres near Main Gate
- 3121 Falcon Circle at \$94.9k - Level homesite on 1.2 acres on top of Falcon Heights.
- 7097 Pine Knoll at \$29.9k: - Potential Mtn View from buildable homesite on cul de sac.
- 37 Petit Ridge at \$169k. - Estate Homesite w/4.9 acres and views of Lake Petit/mtns.
- 6368 Huckleberry Trail at \$75k. Mtn view homesite on quiet cul de sac.
- 5533 Red Fox Court at \$125k - Level homesite on 1.17 acres at end of cul de sac.
- 6174 Lady Slipper at \$39.5k. - Walk to Nature Valley Trail. Beautiful mountain views
- 1118 Wrens Nest at \$25K - Mtn views in Lakeside neighborhood not far from Marina.
- 8271 Cox Mountain Drive Lane @ \$79k - Spectacular long range Mountain Views
- 3461 Wild Pansy Ridge @ \$25k - Low price in Wildcat neighborhood on cul de sac.
- 1109 Quail Cove at \$53k - Large buildable homesite approx. 1.8 acres.
- 3012 Wild Turkey Bluff at \$39.9k - Terrific long range views over the Northeast Ga Mtns.
- 2784 Summit Drive at \$89.9k - Golf course views of Cherokee #1.

