



*105 Glen Cedar Lane*



*Family Friendly and Attractive Home*

PROPERTY INFORMATION SHEET

PRICE: \$248,000    ACREAGE: .59+/- acres    COUNTY: Lumpkin    AREA OF COUNTY: South  
BEDROOMS: 4    BATHS: 3    ½ BATHS: 0    BASEMENT: Full, Unfinished, Daylight    GARAGE: 2-car  
HVAC: Central, Electric    LAUNDRY: Hall    EXTERIOR: Hardie Plank    FIREPLACE: 1  
SUBDIVISION: Greenwood Glen    LOT#: 37    DUES/FEES: \$0/year

DESCRIPTION: This beautiful Four Bedroom, Three Bathroom home is contained in the HOA free subdivision of Greenwood Glen and boasts a large master suite, open kitchen sporting granite counter tops, tumble tile backsplash and views to the dining room, living room, and fireplace. Upstairs you will find another large bedroom, a full bathroom, bonus room, and space for an office or craft room. Further space can be found in the full, unfinished daylight basement that boasts ample storage and is stubbed for a bathroom and ready for completion. This home is situated in an ideal location for a commute to Dahlonega, Dawsonville, Cumming, or Gainesville; with Highway 400 being only minutes away!

SQUARE FT: 1,786 +/- (Finished upstairs rooms not included)    TAXES: \$2,491 (2016)    YEAR CONSTRUCTED: 2007

SCHOOL-ELEM: Blackburn.    MIDDLE: Lumpkin County.    HIGH: Lumpkin County.

SETTING/LAND: Attractive neighborhood with quick access to Highway 400.

WATER SOURCE: Public.

OTHER BUILDINGS ON PROPERTY: None.

STREET/ACCESS: Paved.

DRIVEWAY: Concrete.

DIRECTIONS: From Dahlonega: Take Highway 19/60 South towards Highway 400 for 5.6 miles, turn right onto Highway 19/400 South for 2 miles, turn right onto Burnt Stand Road for 1.3 miles, turn left onto Glen Oaks Drive, turn left onto Glen Cedar Lane. 105 Glen Cedar Lane will be on your left with a Dover Realty sign.

**Steven Pamplin: 706-265-5855**  
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\*\*THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.  
Complete info at <http://www.vinsondoverrealty.com>