



Beautiful Creek Through The Property



*154 Hilburn Road
Dahlonega, GA 30533*

PROPERTY INFORMATION SHEET

PRICE: **\$1,042,500** ACREAGE: **41.7 +/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **North**
BEDROOMS: **3** BATHS: **2** ½ BATHS: **0** BASEMENT: **Daylight** GARAGE: **None**
HVAC: **Central, Electric** LAUNDRY: **Basement** EXTERIOR: **Cedar Wood Siding** FIREPLACE: **1**
SUBDIVISION: **None** LOT#: **N/A** DUES/FEES: **None**

DESCRIPTION: **A CEDAR CABIN WATERFALL RETREAT – on 41.7+/- acres. Beautifully canopied with generational timber; sunlight strewn southern-facing hollow & boulder-frothed creek, massive granite outcroppings, tumbling waterfall, some 1/4th mile of raucous creek through property. Solid cedar rustic cabin, southern exposure sunroom, flagstone fireplace, 2 levels plus daylight basement, stonework, workshop. Footbridge & walking trail, garden spot, gentle hilltop & mountain views, remarkably private and quiet. The best of a very pretty whitewater creek setting with paved roadways all the way home.**

SQUARE FT: **1458 +/- (public records)** TAXES: **N/A** YEAR CONSTRUCTED: **1973**

SCHOOL-ELEM: **Long Branch** MIDDLE: **Lumpkin County** HIGH: **Lumpkin County**

SETTING/LAND: **Beautiful woodlands, cascading creek through the property, waterfall, and privacy.**

WATER SOURCE: **Septic.** OTHER BUILDINGS ON PROPERTY: **Outbuilding/workshop.**

STREET/ACCESS: **Paved County roadway.** DRIVEWAY: **Paved.**

DIRECTIONS: ***VIEWED BY APPOINTMENT PLEASE* From the end of Hwy. 400 - go north on GA Hwy. 115/Long Branch Road 5 miles to traffic light at GA Hwy. 52; continue straight across on Long Branch Extension/Copper Mines Road another 3 miles to Hilburn Road on the left.**

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