PUBLIC SQUARE
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DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

A Second Generation Family Business

Shoals Of The Yahoola

Mountain Cabin Above The Shoals

PROPERTY INFORMATION SHEET

PRICE: ***$350,000*** ACREAGE: ***4.9+/- acres*** COUNTY: ***Lumpkin*** AREA OF COUNTY: ***Northern***

BEDROOMS: ***2*** BATHS: ***2*** ½ BATHS: ***0*** BASEMENT: ***Full, finished*** GARAGE: ***None***

HVAC: ***Central, Electric*** LAUNDRY: ***Room*** EXTERIOR: ***Vinyl Siding*** FIREPLACE: ***1***

SUBDIVISION: ***None*** LOT#: ***N/A*** DUES/FEES: ***$0***

DESCRIPTION: ***A WATER MELODY and a view overlooking the Yahoola Shoals is to be had from the deck of this two bedroom, two bath cabin in the Dahlonega mountains. An open great room with hardwood flooring and a real stone fireplace open out to a spacious deck with all the pretty features of the mountains. The terrace level is finished with a bed and bath and a wood stove. An absolutely fabulous rip-roaring flow of waters - some 650'+/- of frontage - tears by in torrents and waterfalls right off the front of the cabin in which to play, fish, or just relax. The property line goes to the center of the creek and the property comes with deeded access to the National Forest which is just a few steps upstream of this 4.9+/- acre tract located in a very pretty mountain setting at the end of the road.***

SQUARE FT: **+/- (public records)** TAXES: YEAR CONSTRUCTED: ***2002***

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

SETTING/LAND: ***Pretty end of the road forest setting steps away from the U.S. National Forest.***

WATER SOURCE: ***Private well*** OTHER BUILDINGS ON PROPERTY: ***None***

STREET/ACCESS: ***Private maintained, gravel*** DRIVEWAY: ***Gravel***

DIRECTIONS: ***From Dahlonega: Take Highway 19N 3.6 miles, turn left onto Ridley Road, go 0.3 miles, turn left onto Syrup Mill Road, go 1.7 miles (first paved, then gravel) to property at 1697 Syrup Mill Road.***

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