

\$755,000

Year Built: 2019
 4 Total Bedrooms
 3 Total Baths
 Approx. 2.27 Lakefront Acres
 Approx. 3,727 sq. ft.
 Gas Central Heat & Air
 Nickel Gap Ceilings in Entry
 & Dining
 Stone Heatilator Fireplace in
 Greatroom with Exposed
 Wood Beams
 Master on Main
 Full Finished Terrace Level
 Gentle Sloping Lot to Water
 Extensive Back Deck for
 Relaxation or Entertainment
 Energy Efficient Insulation,
 Roof, HVAC, & Waterheater
 Koehler Gas Generator
 Meticulously Built
 Near Historic Downtown
 Dahlonega

Modern Custom Craftsman situated on 2.27 acres with scenic lakefront views in the desirable Shepherds Cove gated community. This home boasts modern design combined with wood ceilings in the entry and dining room, exotic granite countertops in the kitchen with views to the great room, exposed wood beams, stone fireplace, LVP flooring throughout, large master on main with lake views, his & hers closets, double vanities in the master with separate tiled shower and soaking tub, additional full bath and bedroom on the main level. The terrace level features two more bedrooms, one full bath, with additional living space for an entertainment room, office, or studio, and access to the lower patio giving way to a wonderful back yard that gently slopes into the water. Backup gas generator for inclement weather and a host of efficient insulation, roofing, and appliances. Located only 12 minutes from historic downtown Dahlonega.



180 Peaceful Streams
 Dahlonega, GA 30533

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.

From Dahlonega: Take US-19 N/GA 9 N for 3.8 miles to a right onto Cavender Creek Road, go 1.1 miles to a left on Leonard Pruitt Rd, go 1.7 miles to turn left onto Shepherds Way. Gated Community, please schedule with listing agent.

Please call to arrange for a private viewing:

Steven Pamplin 706-429-8368
Steven@doverrealtyinc.com

www.vinsondoverrealty.com