

\$395,000



Year Built: 1910
1 Total Bedrooms
1 1/2 Total Baths
Approx. 800 sq. ft.
Farmhouse
All Electric Central Heat
& Air
All Kitchen Appliances
Stay
Front & Back Porches
Metal Roof
Pasture & Wooded Lot
11.01 acres
Private Well Water;
Septic System
Pond Located on
Property
Mini Farm Potential
Rustic Charm just
Minutes from Downtown
Dahlonega, and Other
Area Wineries and
Attractions.

STEP BACK to simpler times in this early 1900's farmhouse with 11+/- acres. And is it ever so cute!! Solid heart pine floors, a loft bedroom, one and a half baths, kitchen, an inviting cozy parlor with woodburning fireplace, twin rocking chair porches-one screened, and a tin roof - perched up on a grassy knoll and all lovingly cared for and in excellent condition. And the land has excellent circumstances too. There's some fenced pasture of fine fescue and a little pond, a spacious old barn, little shed and storage building, plenty of room for other structures, and easy access on a County road. The acreage portion has a nice growth of pretty timber. This one will tug at your heartstrings!



**229 WILLOW POND ROAD
DAHLONEGA, GA 30533**

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

NOTE: Do not trespass onto property, contact brokerage to view. Thanks!

FROM DAHLONEGA: Take U.S. Highway 19N 2 miles, turn Right onto Cavender Creek Road, go 2.2 miles, turn Left onto Porter Springs Road, go 5.4 miles, turn Right onto Willow Pond Road go .2 miles to the property.

Please call to arrange a private viewing:

**Victor Dover 706-265-5855
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www.vinsondoverrealty.com