



**235 Old Kerns Road
Dawsonville, GA 30534**



Scenic and Desired Location

PROPERTY INFORMATION SHEET

PRICE: \$269,900 ACREAGE: 6.18 acres COUNTY: Lumpkin AREA OF COUNTY: South
BEDROOMS: 3 BATHS: 2 ½ BATHS: 0 BASEMENT: Crawl
HVAC: Central, Electric (Zoned) LAUNDRY: Room EXTERIOR: Wood FIREPLACE: Wood Stove
SUBDIVISION: None LOT#: Tract 1 & 2 DUES/FEES: None

DESCRIPTION: Sweet ranch on scenic and woody 6.18 acres. This little gem offers three bedrooms, two baths, vaulted wood ceiling and wood burning stove in greatroom, large eat in kitchen with granite countertops, adjoining kitchen is a walk-in utility room/pantry, an office/study and a spacious family room. Granite & ceramic tile in both baths, zoned all electric HVAC, sunroom off the greatroom with nature's views and seasonal mountain views from both front and rear of home. 30 x 60 workshop has numerous possibilities, great space and a separate driveway. A small creek runs thru the property on the lower eastern portion along with an abundance of wildlife. Easy access to Highway 400, Dahlonega and Dawsonville.

SQUARE FT: 2,175 +/- (public records) TAXES: \$2,589 (2016) YEAR CONSTRUCTED: 1989

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

SETTING/LAND: Great location; Gentle hilltop homesite; woody and private with seasonal views.

WATER SOURCE: Private Well OTHER BUILDINGS ON PROPERTY: 30 x 60 Workshop

STREET/ACCESS: Paved DRIVEWAY: Asphalt

DIRECTIONS: From Dahlonega: Take Highway 9 South, left onto Auraria Road for 6.1 miles, right onto Old Kerns Road for 0.2 mile to Dover Realty Sign on the left.

Melissa Dover: 706-344-8850
Vic Dover: 706-265-5855
www.vinsondoverrealty.com

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Complete info at <http://www.vinsondoverrealty.com>