



**292 Holly Ridge Road
Dahlonega, GA 30533**

PROPERTY INFORMATION SHEET

PRICE: **\$269,900** ACREAGE: **1.53+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **East**
BEDROOMS: **5** BATHS: **3** ½ BATHS: **1** BASEMENT: **Finished Daylight** GARAGE: **2 Car**
HVAC: **Central, Electric** LAUNDRY: **Hall** EXTERIOR: **Vinyl Siding** FIREPLACE: **2**
SUBDIVISION: **Holly Pointe** LOT#: **4** DUES/FEES: **None**

DESCRIPTION: **WELL MAINTAINED 4-5 BEDROOM, 3.5 bath home with hardwood flooring, stacked stone fireplace, master on main, zoned HVAC (3), scenic private manicured yard located on a cul-de-sac. Main level supports family gatherings, cookouts, and cozy evenings in front of a fire. Second floor offers 3 bedrooms, full bath, and large bonus room or additional bedroom. The terrace level includes a second kitchen, guest room, full bath and a spacious family room with a fireplace and interior and exterior entrances. Desirable attributes with a great location convenient to Dahlonega and Highway 400.**

SQUARE FT: **2,999 +/-** (public records) TAXES: **\$213.00** (2017-reflects senior exemption) YEAR CONSTRUCTED: **2003**

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

SETTING/LAND: **Wooded private back yard.**

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

STREET/ACCESS: **Paved.** DRIVEWAY: **Concrete**

DIRECTIONS: **From Dahlonega: U.S. 19 South for 5.1 miles, turn left onto GA 115 for 1.4 mile, turn left onto Robinson Ridge for 0.1 mile, slight right onto Cedar Run for 0.3 mile to 292 Holly Ridge Road in cul-de-sac.**

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