DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

PUBLIC SQUARE
12 PARK STREET NORTH
DAHLONEGA, GA 30533
706-864-2600
doverrealty@windstream.net
www.vinsondoverrealty.com
A Second Generation Family Business

350 Sundown Lane
Dahlonega, GA 30533

Southern Style & Elegance

PROPERTY INFORMATION SHEET

PRICE: ***$439,900*** ACREAGE: ***2.422+/- acres*** COUNTY: ***Lumpkin*** AREA OF COUNTY: ***Central***

BEDROOMS: ***3*** BATHS: ***3*** ½ BATHS: ***0*** BASEMENT: ***Daylight. Full Bath*** GARAGE: ***2 Car***

HVAC: ***Electric Heatpump With Gas Backup*** LAUNDRY: ***Room*** EXTERIOR: ***Vinyl Siding Siding (Barkwood)*** FIREPLACE: ***1***

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

DESCRIPTION: ***Southern Style, Meticulous Planning & Construction define the elegant details and organization of this fine Dahlonega home. Hardwood flooring greets you inside the front door along with 9' ceilings and crown moulding. The great room offers stacked rock fireplace, custom cabinetry, and spacious windows with park like backyard views. Welcome your family and friends into the well-equipped gourmet kitchen with solid maple cabinetry, walk-in baker's pantry, Corian countertops, tiled backsplash and breakfast area. Basement & second story (stubbed for bath) offer room for expansion. Upgrade materials thru out.***

SQUARE FT: ***2,504+/-*** TAXES: ***$781 (reflect senior exemption)*** YEAR CONSTRUCTED: ***1997***

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

SETTING/LAND: ***End of the road privacy, scenic views from all angles and gentle landscape.***

WATER SOURCE: ***Well.*** OTHER BUILDINGS ON PROPERTY: ***None.***

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

DIRECTIONS: ***By Appointment Only. Please respect the Owner's privacy and do not drive up their driveway.***

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

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
Complete info at ***http://www.vinsondoverrealty.com***