



**384 Shenandoah Drive  
Dahlonega, GA 30533**



**Nice Feel On The Inside**

**PROPERTY INFORMATION SHEET**

**PRICE: \$144,900      ACREAGE: 1.77+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: East**  
**BEDROOMS: 3      BATHS: 2      ½ BATHS: 0      BASEMENT: None, Crawlspace      GARAGE: Carport**  
**HVAC: Central, Electric      LAUNDRY: Room      EXTERIOR: Vinyl Siding      FIREPLACE: 0**  
**SUBDIVISION: Shenandoah      LOT#: 28      DUES/FEES: None**

**DESCRIPTION: SUPERB CONDITION – in this lovely small home with a nice setting. There's a lot contained within this efficient use of space - three bedrooms and two baths, a laundry room, kitchen with a small pantry and adjacent dining area, and a generous family room. Outside there's a rolling and usable front yard and a covered front entry; a concrete driveway leads down from a quiet paved roadway to a covered carport. In the back from the deck is a bit of a view and nice open feeling. This home is in essentially brand new condition, is an excellent buy, and is ready to welcome your family or student.**

**SQUARE FT.: 1,200 sq. ft. +/- (appraiser)      TAXES: \$1,243/ 2016      YEAR CONSTRUCTED: 2015**  
**SCHOOL-ELEM.: Long Branch      MIDDLE: Lumpkin County      HIGH: Lumpkin County**

**SETTING/LAND: Quiet neighborhood with a nice yard and a bit of a view from the back deck.**

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

**STREET/ACCESS: Paved, Private Maintained.      DRIVEWAY: Concrete.**

**DIRECTIONS: From Dahlonega: Take Highway 52 East 6 miles, right on Old Dahlonega Highway, go 0.8 miles to right into Shenandoah - 384 is on the right.**

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