



A Cove In The North GA Mountains



Looking Down To The Cove

PROPERTY INFORMATION SHEET

PRICE: \$499,900 ACREAGE: 37+/- acres COUNTY: Lumpkin AREA OF COUNTY: North
BEDROOMS: 2 BATHS: 2 ½ BATHS: 0 BASEMENT: Slab GARAGE: None
HVAC: Central, Electric LAUNDRY: Closet EXTERIOR: Concrete & Frame FIREPLACE: 1
SUBDIVISION: None LOT#: DUES/FEES: None

DESCRIPTION: **HEART OF THE APPALACHIANS**— 37.7 acres adjoining 100's of sq. miles of U.S. Nat'l Forest. Beautiful grassy mountain cove, greenhouse, pavilion, spacious cottage & improvements, end of road privacy, bristling with fine timber/native foliage. Pond, 2 branches, trout stream boundary, high ridgelines with mountain views, walking trails, close proximity to rec areas; Dahlonega & Cleveland nearby. Cottage has vaulted main level plus studio loft with bath. Either as a primary residence with scenic mountain beauty or as a second home with a faraway feel this property is choice.

SQUARE FT: 1,800 +/- (public records) TAXES: YEAR CONSTRUCTED: 1960
SCHOOL-ELEM: MIDDLE: Lumpkin County HIGH: Lumpkin County

SETTING/LAND: Beautiful mountain cove on U.S. National Forest.

WATER SOURCE: Private Well. OTHER BUILDINGS ON PROPERTY: Yes.
STREET/ACCESS: Private Roadway. DRIVEWAY: Paved/Gravel.

DIRECTIONS: From Dahlonega: Take Hwy 19 N 12 miles to L (north) on U.S. Hwy 129 (at Turner's Corner), 1 mile to R on Pine Knot Dr. to 385. **NOTE:** Please respect owner's privacy, viewing by appointment only. Thanks!

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