



*A Cove In The North GA Mountains*



*Looking Down To The Cove*

PROPERTY INFORMATION SHEET

PRICE: **\$498,900**      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!**

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
**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>