



**444 Alex Drive
Dahlonega, GA 30533**



Well Maintained & Move In Ready

PROPERTY INFORMATION SHEET

PRICE: \$215,000 ACREAGE: 1.21 acres COUNTY: Lumpkin AREA OF COUNTY: North

BEDROOMS: 3 BATHS: 2 ½ BATHS: 0 BASEMENT: Crawl Space

HVAC: Central, Electric LAUNDRY: Hall EXTERIOR: Vinyl FIREPLACE: Gas Log

SUBDIVISION: Martins Grove LOT#: 9 DUES/FEES: None

DESCRIPTION: Pleasant and move in ready home located in Martins Grove. This well maintained home sits on a level 1.21 acre lot with a large fenced in back yard with frontage on Dowdy Branch. Interior features include three bedrooms, two baths, gas log fireplace in the living room, stainless steel appliances and plenty of cabinet space. The master bedroom features new hardwoods, tray ceiling and a double vanity with walk in closet in the master bath. Less than 8 minutes from the center of Historic Dahlonega and even closer to the highly rated Lumpkin County School Systems. All furnishings included with the sale of the home!

SQUARE FT: 1,568 +/- (public records) TAXES: \$0 (2017)(Reflects Senior Tax Exemptions) YEAR CONSTRUCTED: 2005

SCHOOL-ELEM: Lumpkin MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND: Level and fenced in yard with creek frontage.

WATER SOURCE: Well

OTHER BUILDINGS ON PROPERTY: Shed

STREET/ACCESS: Paved

DRIVEWAY: Concrete

DIRECTIONS: From Dahlonega: Take U.S. 19 Business N for 1.4 miles, turn left onto Oak Grove Road for 1.3 miles, then take a slight right towards Martins Grove Road for 0.8 miles. Stay straight on Martins Grove Road, then stay straight on Alex Drive for 0.3 miles to Dover Realty Sign and home on your right.

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