



**445 River Trail Dahlonega, GA 30533**



**Beautiful Chestatee River Frontage!**

**PROPERTY INFORMATION SHEET**

**PRICE:** \$439,900    **ACREAGE:** 1.42+/- acres    **COUNTY:** Lumpkin    **AREA OF COUNTY:** North  
**BEDROOMS:** 3    **BATHS:** 3    **½ BATHS:** 0    **BASEMENT:** Full Finished Daylight Terrace    **GARAGE:** 1 Car  
**HVAC:** Central Electric    **LAUNDRY:** On Terrace    **EXTERIOR:** Rough Sawn    **FIREPLACE:** 1  
**SUBDIVISION:** Chestatee River Falls    **LOT#:** 8    **DUES/FEES:**

**DESCRIPTION:** A DAY ON THE RIVER - Natural setting, gentle terrain, beautifully articulated craftsman home; 3 bedrooms and 3 baths plus a garage apartment and a water pavilion. Board-n-batten, stone and shingle, walls of glass, covered wrap-around porch and decking. Speckled granite, warm woods, lofty greatroom, stack stone fireplace. Furnished!! River waters clean, spritely, and deep. A natural setting of delicate lacy hemlocks and paper-bark river birches; all cleared and mulched beneath the canopy. Every square inch of the property is groomed and manicured. Park settings wish they were this nice!

**SQUARE FT:** 2,560    **TAXES:** \$601 (reflect senior exemption)    **YEAR CONSTRUCTED:** 1999

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

**SETTING/LAND:** Beautiful natural setting with river frontage and flat terrain.

**WATER SOURCE:** Well.    **OTHER BUILDINGS ON PROPERTY:** Garage Apartment (full bath).

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

**DIRECTIONS:** From Dahlonega: Take U.S. Highway 19 North 2.5 miles, turn right onto Cavender's Creek Road, go 2.1+/- miles and turn left onto Porter Springs Road, go 3.3+/- miles, turn right onto Seabolt Stancil Road, go 0.6 mile, turn right onto Candyman Lane, go 0.3 mile, turn left onto River Trail to 445 River Trail in the cul-de-sac.

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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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