



**5561 Waterwood Drive  
Gainesville, GA 30506**



**Relax And Play Right On Lake Lanier!**

**PROPERTY INFORMATION SHEET**

**PRICE:** \$171,500      **ACREAGE:** 0.2+/- acres      **COUNTY:** Lumpkin      **AREA OF COUNTY:** East  
**BEDROOMS:** 3      **BATHS:** 2      **½ BATHS:** 0      **BASEMENT:** Slab/None      **GARAGE:** None  
**HVAC:** Central, Electric      **LAUNDRY:** Room      **EXTERIOR:** Vinyl Siding      **FIREPLACE:** 1  
**SUBDIVISION:** Leisure Lake      **LOT#:** 12,13, P/O 14      **DUES/FEES:** \$50 Per Month

**DESCRIPTION:** ON LAKE LANIER WITH A DOCK!! In this spacious 3 bedroom 2 bath modular home in a protected mobile home community. Beautiful Lake views from both inside the home and on the back porch where you overlook a wide expanse of water. The home has been meticulously maintained, it offers both a family room with a fireplace and a living room; the master suite and master bath are of generous size. The kitchen offers ample cabinetry and counter space and the laundry/mud room and pantry are immediately adjacent. The dining area looks out to the Lake and carries across into the family room. For the hobbyist there's an attached workshop and a storage building plus a covered boat shed.

**SQUARE FT:** 1,500+/- (owner)      **TAXES:** \$860/2017      **YEAR CONSTRUCTED:** 2006

**SCHOOL-ELEM:** Lanier      **MIDDLE:** Chestatee      **HIGH:** Chestatee

**SETTING/LAND:** Lake, Swim, Tennis, Boat Dock.

**WATER SOURCE:** Private.      **OTHER BUILDINGS ON PROPERTY:** Covered Shed, Storage Building.

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

**DIRECTIONS:** From Murrayville: Highway 60, take Bark Camp Road 2.1 miles, turn right onto Price Road, go 1.3 miles, turn right onto Dudley Hill Road, go 0.5 mile, turn right into Leisure Lake (Waterwood Drive), go 0.6 miles to home on the left.

**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>