DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

PUBLIC SQUARE
12 PARK STREET NORTH
DAHLONEGA, GA 30533
706-864-2600
doverrealty@windstream.net
www.vinsondoverrealty.com

A Second Generation Family Business

71 Rivermist Drive   *Chestatee River With Fantastic View*

PROPERTY INFORMATION SHEET

PRICE: **$385,000**   ACREAGE: **1.14 acres**   COUNTY: **Lumpkin**   AREA OF COUNTY: **Central**

BEDROOMS: **5**   BATHS: **3**   ½ BATHS: **2**   BASEMENT: **Full, finished**   GARAGE: **2 Car**

HVAC: **Central**   LAUNDRY: **Room, Main**   EXTERIOR: **Hardieplank**   FIREPLACE: **2**

SUBDIVISION: **River Mist**   LOT#: **3**   DUES/FEES:

DESCRIPTION: **River Home – Pretty Shoals of the Chestatee with noisy waters seen and heard. Two levels plus full daylight terrace! 5 bedrooms, 3 baths, 2 half baths. Nicely styled with arched doorways, a towering foyer, and tall ceilings. Family room with fireplace, generous kitchen, and pretty Birch cabinetry. Features center island, breakfast area plus formal dining room, covered porch looking over the shoals. Upstairs – 3 bedrooms, office/sitting nook, full and half bath. Terrace level – family room with stone fireplace, den/office/exercise rooms, bedroom with full bath, half bath, river views and full length patio.**

SQUARE FT: **4,533**   TAXES: **$3,462 (2015)**   YEAR CONSTRUCTED: **1999**

SCHOOL-ELEM: **Long Branch**   MIDDLE: **Lumpkin County**   HIGH: **Lumpkin County**

SETTING/LAND: **Chestatee River Frontage**

WATER SOURCE: **Well**   OTHER BUILDINGS ON PROPERTY: **None**

STREET/ACCESS: **Paved**   DRIVEWAY: **Concrete**

DIRECTIONS: **From Dahlonega: Take U.S. Highway 19N two miles, turn right onto Cavender Creek Road, go 4 miles and turn left onto Town Creek Church Road, go 1.7 miles, turn left onto Rivermist Drive, turn left onto second driveway and stay left.**

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