



0 Laurel Ridge, Dahlonega, GA



Level Etowah River Frontage

PROPERTY INFORMATION SHEET

PRICE: \$84,000 ACREAGE: 2.91 +/- acres COUNTY: Lumpkin AREA OF COUNTY: South
DISTRICT: 1 SECTION: 12 RIVERFRONT: 213 +/- ft
TERMS: Cash TOPOGRAPHY: Steep To Level RIVER ON PROPERTY: Etowah

DESCRIPTION: **LIVE AND ENTERTAIN ON THE ETOWAH** – *If you are looking for a place to build your dream river home, this is it! Build your home with a majestic view of the Etowah River and then head down to the banks of the river and enjoy the water and entertain friends and family. The land by the river is wide and flat and perfect for putting up a hammock and listening to the rushing water, setting up a patio and grill, or just hopping in and enjoying some recreational activities on the water! Don't miss out on this great river site with a graded drive ready for you to build!*

SCHOOL-ELEM: Blackburn MIDDLE: Lumpkin County HIGH: Lumpkin County
SETTING/LAND: Steep/Sloping Property That Levels Off At The Etowah River
BUILDINGS ON PROPERTY: None RESTRICTIONS: Minimal POWER/TELEPHONE: At Property
STREET/ACCESS: Private, Gravel/Dirt PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: *From Dahlonega: Take GA-52 West/GA-9 South/GA-North/Morrison Moore Pkwy for 0.3 miles. Turn left onto Auraria Road/State Route 9 East and travel for 4.3 miles. Turn right onto Castleberry Bridge Road for 2.0 miles. Turn right onto River Shoals Road for 0.3 miles. Turn left to stay on River Shoals Road for another 0.3 miles. Turn right onto Laurel Pointe East for 0.5 miles. Dover Realty sign and property will be on your left.*

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