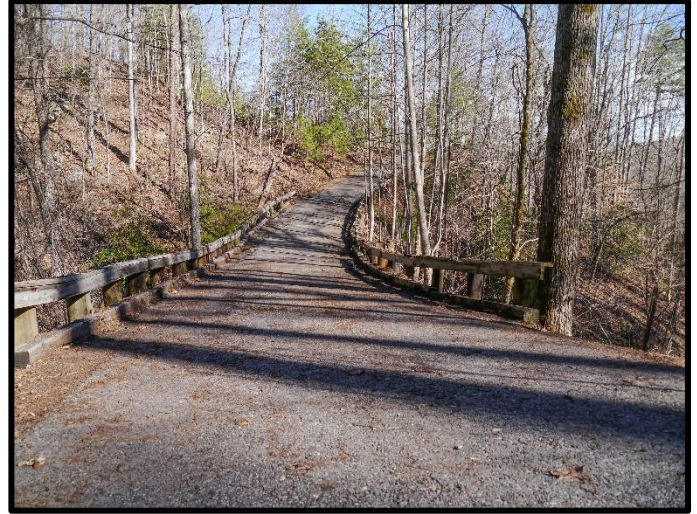




*0 Golden Avenue, Dahlonega, GA*



*Paved Drive To Home Site*

PROPERTY INFORMATION SHEET

PRICE: \$58,000      ACREAGE: 1.70 +/- acres      COUNTY: Lumpkin      AREA OF COUNTY: South  
DISTRICT: 12      SECTION: 1      LANDLOT: 24  
TERMS: Cash      TOPOGRAPHY: Flat, level, sloping      STREAMS ON PROPERTY:  
None

DESCRIPTION: **THE HARD WORK IS DONE** - This 1.70 +/- acre home site located 5 minutes from the historic City of Dahlonega already has the hard work completed with a paved and well maintained driveway that leads to the cleared, graded, and level building site. The lot itself provides underground power, telephone, water, and seasonal views of the surrounding hilltops. Build your dream home and have a 5 minute drive to the beautiful and historic City of Dahlonega.

SCHOOL-ELEM: Lumpkin County      MIDDLE: Lumpkin County      HIGH: Lumpkin County  
SETTING/LAND: Flat, graded, and desirable building lot with 5-minute drive to Downtown Dahlonega.  
BUILDINGS ON PROPERTY: None      RESTRICTIONS: Yes      POWER/TELEPHONE: At Property  
STREET/ACCESS: Public maintained, paved      PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take North Chestatee Street for .06 miles, turn right onto GA-9N/Morrison Moore Pkwy for 0.2 miles, turn left onto Alicia Lane for 0.3 miles, turn right onto Crown Mountain Drive, then left onto Golden Avenue. Continue for 0.6 miles, Dover Realty sign is on the left.

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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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