



*177 Ponderosa Trail*



*Beautiful and Noisy River Frontage!*

PROPERTY INFORMATION SHEET

PRICE: \$289,000      ACREAGE: 1.31+/- acres      COUNTY: Lumpkin      AREA OF COUNTY:  
BEDROOMS: 4      BATHS: 3      ½ BATHS:      BASEMENT: Full, Finished, Daylight      GARAGE:

HVAC: Central, Electric      LAUNDRY: Bathroom      EXTERIOR: Wood Sided      FIREPLACE:

SUBDIVISION: Chestatee River Ridge      LOT#: 1      DUES/FEES: \$0 / per year

DESCRIPTION: NATURE'S MUSIC - CHESTATEE RIVER FRONTAGE - Well maintained four bedroom, three bath cabin with master on the main, tall vaulted kitchen and great room, screened-in back porch, beautiful wood interior, covered front porch and level area with frontage on the Chestatee River. The noisy river frontage would be perfect for fishing, tubing, picnicking, or just plain ole relaxing.

SQUARE FT: 2,400 +/- (public records)      TAXES: \$157 (2016)(Senior Exemption)      YEAR CONSTRUCTED: 1999

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

SETTING/LAND: River Frontage, End of Road

WATER SOURCE: Well      OTHER BUILDINGS ON PROPERTY: Shed

STREET/ACCESS: Gravel, Privately Maintained      DRIVEWAY: Gravel

DIRECTIONS: From Dahlonega: Take GA-9N / Morrison Moore Parkway for 1.4 miles. Turn right onto GA-52 for 4.7 miles, turn right onto Chestatee River Ridge Rd (GPS will take you to the wrong road). Follow signs for Ponderosa Trail to Dover Realty sign.

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