DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

PUBLIC SQUARE
12 PARK STREET NORTH
DAHLONEGA, GA 30533
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A Second Generation Family Business

215 Auraria Road, Dahlonega, GA 30533

Cane Creek Flows Along Property

PROPERTY INFORMATION SHEET

PRICE: ***$194,900*** *ACREAGE*: ***4.59+/- acres*** *COUNTY*: ***Lumpkin*** *AREA OF COUNTY*: ***Central***

BEDROOMS: ***3*** *BATHS*: ***2*** *½ BATHS*: ***0*** *BASEMENT*: ***Crawl Space*** *GARAGE*: ***None***

HVAC: ***Central, Electric*** *LAUNDRY*: ***Room*** *EXTERIOR*: ***Hardie Plank Siding*** *FIREPLACE*: ***0***

SUBDIVISION: ***None*** *LOT#*: ***N/A*** *DUES/FEES*: ***None***

DESCRIPTION: ***ACREAGE, HOME, GARDEN, CREEK AND MULTI-USE POTENTIAL on these 4.59 acres adjacent to Dahlonega. The terrain is gentle and mostly open. Cane Creek (good fishing) flows along the property, and there is a huge garden/agricultural area of rich soil adjacent to the home. The country style residence has a covered front porch, and two decks looking out towards the creek. Inside are three bedrooms, two baths, a combined kitchen/dining/breakfast area, a living area, and a large sitting/office/family room open area with a doorway out onto the deck on the creek side of the home. Attractive landscaping, a paved driveway, and a covered parking area add to the amenities. Renovations have brought the home back to an essentially "new construction" condition. There is also a barn with two levels, each with walk-in access. The upper level has a covered porch overlooking the garden area. Current use is for storage, but there may be potential for conversion to a guest cottage. A level graded, potentially commercial corner of the property is located along Auraria Road/Georgia Highway 9/52.***

SQUARE FT: ***1,785+/-*** **(public records)** *TAXES*: ***$*** **(2015)** *YEAR CONSTRUCTED*: ***1989***

SCHOOL-ELEM: ***Blackburn*** *MIDDLE*: ***Lumpkin County*** *HIGH*: ***Lumpkin County***

SETTING/LAND: ***Gentle farmland type setting along Cane Creek***

WATER SOURCE: ***Private Well*** *OTHER BUILDINGS ON PROPERTY*: ***Two level barn***

STREET/ACCESS: ***Auraria Road*** *DRIVEWAY*: ***Paved***

DIRECTIONS: ***From Dahlonega: Georgia Highway 9/52 South, go 1 mile, turn left onto Auraria Road, property begins immediately on your left, go 0.2 mile to driveway on left.***

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