



**113 Peaceful Streams, Dahlonega GA 30533**  
**‘THE DETAILS’**

- Approximately 6,156 total square feet finished
- Two levels plus full daylight terrace
- Four formal bedrooms
- Three additional sleeping areas
- Six full baths
- Master ensuite on main level
- Office/sleeping quarters on main level
- Bonus room with full bath and separate stairway
- Spacious laundry/mud room with sink, pocket door
- Large walk-in pantry
- Large storage closet on upper level
- Mini kitchen in basement
- Climate-controlled basement storage room with speckled-epoxy floor
- Two car garage on the main level, with storage closet
- Two car garage on terrace level, with shop type lighting
  
- Custom built of the highest quality components
- Open concept floor plan
- Isokern pumice stacked stone fireplaces with gas lighters in Sunroom and Great Room, built on site
- 8-foot, 2-inch thick doors of solid Alder wood throughout main and upper levels

- Some pocket doors to preserve space
- Jeld-Wen casement windows and glass exterior doors, Prairie style
- 12" baseboards throughout main and upper levels
- 10' ceilings on the main and upper levels
- 10' ceilings on the terrace level
- 21' vaulted ceiling of Alder in the Great Room
- Ceiling fans throughout the home in every room and on the covered back porch
- Recessed lighting and lodge-style chandeliers and wall lighting
  
- Rustic Cherry wood flooring across the main and upper levels
- Stone or tiling across all bathrooms, laundry, sunroom, and kitchens, including travertine, slate, and flagstone
- Wool carpeting on terrace level
- Durable speckled-epoxy floors in both garages
- Expansive built-in Cherry cabinetry and shelving
- Spacious closetry and storage, some cedar lined
- Custom closet in Master
- Granite countertops throughout
- Oiled bronze fixtures throughout
- Railings on stairs and upper level are Cherry and Mountain Laurel
- Slow-close toilet seats
  
- Stacked stone and cedar shake exterior
- Copper gutters on front and sides
- Copper standing seam roof on front
- Large covered front porch with flagstone, cedar shakes, stacked stone, mountain laurel railing, and lodge-style lighting
- Covered back porch with flagstone, vaulted ceiling, cedar shakes, and lodge-style lighting
- Extensive covered porches on terrace level
- New architectural shingle roof, 2023
- Solid and substantial poured concrete foundation
- Stone veneer over the concrete foundation
- Steel I-beam construction and steel column supports for upper garage, sunroom, and flagstone deck
- Two concrete driveways, one main and one to lower garage
  
- GE Monogram refrigerator and dual ovens
- GE four burner gas stove plus electric griddle and warming shelf
- Stainless commercial style vent hood
- Drawer-style microwave
- KitchenAid dishwasher with custom wood front

**-DCS gas grill with rotisserie and two burners, with Viking island vent hood, in sunroom**

**-Mini kitchen in basement**

**-Three Trane HVAC units, all high efficiency dual fuel (2016)**

**-AprilAire Healthy Air System, air filtration and dehumidification (2016)**

**-Dual hot water heaters, gas (2021)**

**-Two 200-amp electrical panels**

**-1,000 gallon buried propane tank**

**-Covered seating, flagstone patio with fire pit, and hammock supports by lake**

**-Frontage along a small stream, with massive boulders (own to middle of creek)**

**-Frontage on a small private lake (own a portion of lake)**

**-Mulched and groomed walking trails**

**-Extensive landscaping around the home**

**-Irrigation pump (out of lake) and four yard hydrants (2022, 2024)**

**-Back and side yard 5-foot flat top aluminum and black vinyl fencing, walk & drive-through gates, approximately ½ acre (2021)**

**-Split rail fencing along roadway**

**-Driveway entries with stone pillars and automatic lodge-style lights**

**-Fiber optic cable in neighborhood (Kinetic says connection will be approximately January 2025)**

**-Whole house security system with smoke detectors**

**-3.94 +/- acres (two lots) with additional 2.44 acres (Lot 15) available for \$130,000**

**-Comes fully furnished, over \$100,000 to duplicate, and includes all wall hangings, lamps, decorative items, four TVs, linens, bedding, towels, kitchen items, tools, etc.**

**-Gated and protected Community, paved throughout**

**-Neighborhood borders Chattahoochee National Forest, with direct access through HOA common area to trails**

**-Dead-end paved street**

**-Private from the street**

*NOTE: While the herein is believed to be representative of the subject property, it is not warranted to be complete or current and may have been hand-modified for illustrative purposes. It is not intended nor qualified to be used for legal description.*

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