

\$359,900

Year Built: 2002
4 Total Bedrooms
3 Total Baths
Approximately 2,700 sq. ft.
Covered Porch with Views
of Nimblewill Creek
Central Heat & Air
Buried 1,000 Gallon
Propane Tank For Gas
Kitchen Range, Furnace and
Hot Water Heater
All Kitchen Appliances
Included
Inviting Eat-In Kitchen with
View To Family Room
Hardwood Floors
2 Story Greatroom With
Skylights
Several Bonus Rooms
Native Mountain Laurel and
Rhododendron Flourish and
Abound
Storage Shed
Adjoins Nimblewill Creek
1.26+/- Acres
Easy Access To Hiking,
Fishing, Wineries And Other
Local Attractions



Georgia Mountain Stocked Trout Waters! This home has a prime location and views on Nimblewill Creek with melodic creek sounds. Wildlife a plenty, beautiful clear skies for star gazing and native vegetation. Main level and second story offers four bedrooms, two full baths, guestroom/study, two story greatroom, warm and inviting kitchen, covered porch running length of home and views and sounds of Nimblewill Creek. Terrace level offers a great space for an in-law, teenager or studio apartment - one bedroom, one full bath, open eat-in kitchen, bonus room, patio and more views and sounds. All kitchen appliances, buried 1,000 gallon propane tank for heat, cooking and hot water heater, whole house fan, private well and storage shed included. Park like setting will pull you outside every chance you get. National Forest is literally two lots away. Easy access to hiking, fishing, wineries and local Dahlonega attractions. Lot directly across the creek available.



**127 BARTRAM TRAIL
DAHLONEGA, GA 30533**

****THE INFORMATION CONTAINED HEREIN IS
DERIVED FROM SOURCES BELIEVED TO BE
CORRECT, BUT IT IS NOT GUARANTEED.**

From Dahlonega: Take Highway 52 West for 4.6 miles, make a right onto Nimblewill Church Road for 0.1 miles, make a right onto Nimblewill Creek Road for approximately 1.2 miles (gravel road), make a right onto Bartram Trail and follow to Dover Realty sign at the property on the left.

*Please call to arrange a private viewing: **Melissa Dover 706-344-8850**
melissa@doverrealtyinc.com*

www.vinsondoverrealty.com