



**15 Glen Cedar Lane  
Dawsonville, GA 30534**



**Spacious Kitchen with Breakfast Nook**

PROPERTY INFORMATION SHEET

PRICE: **\$285,000**      ACREAGE: **0.59 acres**      COUNTY: **Lumpkin**      AREA OF COUNTY: **South**  
BEDROOMS: **3**      BATHS: **2**      ½ BATHS: **0**      BASEMENT: **Full, Unfinished**  
HVAC: **Central, Electric**      LAUNDRY: **Room**      EXTERIOR: **Cement**      FIREPLACE: **Wood Burning**  
SUBDIVISION: **Greenwood Glen**      LOT#: **1**      DUES/FEES: **\$0.00 Annually**

DESCRIPTION: **A Beautiful Craftsman built home. Split floor plan with three Bedrooms and two Baths, a spacious kitchen with breakfast area and view to the living room. Hardwoods adorn the floors throughout the kitchen, dining room and living room. Vaulted ceilings in the living room and a stacked stone wood burning fireplace add a spacious, yet cozy touch to the living room. The large master suite has tray ceilings and a separate sitting area and office space. The master bath has double vanities, garden tub, separate shower and a walk-in closet. The full-unfinished basement is great for additional storage or future expansion. This is ideally located in the Greenwood Glen subdivision, only 1.1 miles from Highway 400 and 8 miles from historic downtown Dahlonega.**

SQUARE FT: **2,154 +/- (public records)**      TAXES: **\$2,539 (2018)**      YEAR CONSTRUCTED: **2006**  
SCHOOL-ELEM: **Blackburn**      MIDDLE: **Lumpkin**      HIGH: **Lumpkin**

SETTING/LAND: **Well landscaped.**

WATER SOURCE: **Lumpkin County Water.**

OTHER BUILDINGS ON PROPERTY: **None**

STREET/ACCESS: **Paved.**

DRIVEWAY: **Asphalt.**

DIRECTIONS: **From Dahlonega: Take GA-52W / GA-9 for 1 mile, turn left onto Auraria for 4.9 miles, turn left onto Burt Stand Road for 1.3 miles, turn right onto Glen Oaks Drive, turn left onto Glen Cedar Lane, home & Dover Realty sign will be on your left.**

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**www.vinsondoverrealty.com**

\*\*THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED. Complete info at <http://www.vinsondoverrealty.com>