

**\$162,500**



Year Built: 1996  
4 Total Bedrooms  
2 Total Baths  
Approx. 1,344 sq. ft.  
Renovated Mobile Home  
All Electric Central Air  
Conditioning  
Gas Heat  
Vaulted Ceiling In  
Greatroom, Kitchen &  
Dining Area  
All Kitchen Appliances  
Stay  
Covered Front & Back  
Porch  
Metal Roof  
Primitive Hunter's Cabin  
Pasture & Wooded Lot  
3.01 acres  
Private Well Water;  
Septic System  
Tumbling Creek, Stream  
& Spring  
Mini Farm Potential  
2 Minutes from NF &  
Major Trout Stream

Clear running-tumbling mountain creek on a picturesque three acres with a primitive hunter's cabin, a spring fed stream, wide expanse of open grassland and native woodlands, two minutes from National Forest and major trout stream and ten minutes from Appalachian Trail. And if that wasn't enough, a true craftsman has renovated a 4BR/2BA mobile home with tongue and groove walls and ceilings, new kitchen cabinets, solid wood doors thru out, all new flooring, updated light fixtures, all new Andersen windows, bathrooms renovated, and exterior replaced with T1-11 wood siding. Seeing is believing on this one!



**1663 NIMBLEWILL GAP ROAD  
DAHLONEGA, GA 30533**

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

**From Dahlonega: Take GA-52 West/GA-9 South, turn  
right onto GA-52 West for 4.6 miles, turn right onto  
Nimblewill Church Road for 2.4 miles, Continue straight  
onto Nimblewill Gap Road for 1.8 miles to property  
on the right. By Appointment.**

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

**[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)**