

\$295,000



Year Built: 1997
Approx. 1,480 Sq. Ft.
2 Bedrooms Plus Loft
1 Finished Bath On
Main
1 Bath & Laundry In
Unfinished Basement
Vaulted Ceiling In
Living Room, Kitchen &
Loft
Corner Fireplace With
Gas Logs
Unfinished Basement
Pull Under One Car
Garage
Private Well Water
Pretty Pastureland
Bull Creek Frontage
Pretty Woodlands
Private, Serene &
Desirable Area of
Lumpkin County Near
National Forest on 9+/-
Acres
No HOA

YOU FINISH! Here's a chance to acquire a mountain cabin at a good price if you're willing to put a bit of work in. Needs an hvac system, some flooring and a smattering of other (mostly smaller) stuff including taking care of some deferred maintenance. The setting is choice - very pretty, private and quiet up towards the National Forest, both woody and with a bit of nice pastureland and some close-in mountain views to be had. Plus there's plenty of room for additional structures. On one boundary of the property - across the access roadway - is a small but exuberant and clean-flowing creek. Paved roadways, a few minutes from town, and you get a good "feeling" when you arrive - the setting and land really make this one.



**173 BULL CREEK ROAD WEST
DAHLONEGA, GA 30533**

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

**NOTES: Viewing by appointment, please do not
drive up to the home without one. A detour may
be in effect for Bus. Hwy 19/60N.
FROM DAHLONEGA: Take Bus. Hwy 19/60 N
(Grove St N) 2.4 miles turn Left onto Camp
Wahsega Road, go 4.8 miles turn Right onto
Bull Creek Road W, go 0.3 miles to property..**

Please call to arrange a private viewing:

**Victor Dover 706-265-5855
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