

\$299,000

Year Built: 2004
2 Total Bedrooms
2 Total Baths
Approx. 1,368 sq. ft.
Rocking Chair Front Porch
and Screened Back Porch
with Sun Deck
Central Heat & Air
All Electric
Stacked Stone Wood
Burning Fireplace
Metal Roof
Solid Pine Flooring
Tongue-and-Groove
Knotty Pine Cathedral
Ceilings in Living Room
Master Bedroom on Main
Partially Finished
Basement
Located in Quiet
Neighborhood
Convenient to both
Amicalola Falls and The
Appalachian Trail
1.66+/- Acres



Cozy and Charming Cabin on 1.66 acres in the cul-de-sac of a quiet community near Amicalola Falls and the Appalachian Trail. This 2 Bedroom, 2 Bath cabin features a roomy main floor layout, solid pine flooring, solid pine doors, and tongue-and-groove knotty-pine cathedral ceilings on the main floor. The full walk out basement is stubbed for an additional bathroom and already has a partially finished bedroom that just needs flooring. Metal roofing with a rocking chair front porch and a sun deck with screened in back porch connect the home to the surrounding hardwoods.



**196 WOODS DRIVE
DAHLONEGA, GA 30533**

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

**From Dahlonega, Hwy 9 South, right on Hwy 52
west, left on Little Mountain Road, stay on Little
Mountain Road at the intersection of Max Wehunt
Road, right into Amicalola Trail then first house
on left.**

Please call to arrange a private viewing: **Steven Pamplin 706-429-8368**
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www.vinsondoverrealty.com