

**\$389,900**

- Year Built: 1949
- 3 Total Bedrooms
- 1 Full Bath
- 2 Half Baths
- Approx. 1,766 sq. ft.
- Vinyl Siding
- Composition Roof
- Stone Patio & Private Backyard
- Natural Gas Heat
- Large Living Room
- Separate Dining Room
- All Kitchen Appliances Stay
- Unfinished Exterior Accessible Basement
- Easy Access to Shopping, Schools, Parks and Hospital
- City Water, Sewer & Natural Gas
- Potential For Development – Up To 5 Single Family Homes Existing As A Condominium
- Located in Historic Green Street Circle Subdivision
- 0.82 Scenic Low Maintenance Lot



**ALL THE FEELS - Nostalgia, Former Times & Sweet Memories!** An absolutely fabulous location for residential living in the City of Gainesville near Downtown is where you'll find this three bedroom home with mature trees on an expansive corner lot. First time to hit the formal market since 1967 and prior to that, home and location was so desirable it was sold by word of mouth. This beauty is stylish, charming and is waiting to welcome its next occupants. The choice lot and setting reflects the best homesite available, a corner 0.8+/- acre of flat and entirely usable terrain canopied with massive old growth hardwoods and towering long leaf pines. Scenic and appealing as it stands, with the master gardener's potential to enhance into a splendiferous display of landscaping prowess. Longview Avenue NW is on the north side of Town and is one of the original side streets above the Downtown area. The neighborhood is quiet, attractive and a couple of turns off Green Street and within an exercisable jaunt to the Downtown Public Square and area Parks. The City conveys that the zoning and approved uses for this specific property allows for two different options - one is its current single-family residential use, the other is for development as five single-family residences existing as a condominium. Rare indeed does one of Gainesville's best settings make itself available!



**228 LONGVIEW AVENUE NW  
GAINESVILLE, GA 30501**



Access additional information using our QR Code to view dedicated link.

**DIRECTIONS: GPS Friendly. Easy to locate. Shown by appointment.**

Please call to arrange a private viewing:

**Melissa Dover 706-344-8850  
melissa@doverrealtyinc.com**

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

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