

**\$235,000**

Year Built: 2006  
3 Total Bedrooms  
2 Total Baths  
Approx. 1,419 sq. ft.  
Central Heat & Air  
City Water, Sewer &  
Natural Gas  
Fireplace With Gas Logs  
2 Car Garage  
Composition Roof  
Generous Size City  
Corner Lot  
Approx. 0.67 acre  
Vaulted Ceiling In  
Greatroom  
Gleaming Hardwood  
Flooring  
Ceramic Tile In Both  
Bathrooms & Mudroom  
Spacious Mudroom  
All Appliances Stay  
Including Washer/Dryer  
Covered Front Porch,  
Large Side Deck & Rear  
Patio  
Mature Landscaping



**City Sidewalks - Walk To Dahlonega Square!!! Gently used three bedroom, two bath ranch with hardwood flooring and ceramic tile in bathrooms and mudroom. Covered front porch gives you access to a cozy vaulted ceiling greatroom with inviting fireplace and gas logs. Adjacent is the open kitchen and dining area. Down the hallway you will find a full bath with walk-in shower, two bedrooms and the master bedroom with ensuite bath and walk-in closet. Exit to your two car garage thru the spacious mudroom/utility room. Large side deck and rear patio offer great space for entertaining and cook outs.**



**22 OLIVER DRIVE  
DAHLONEGA, GA 30533**

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

**From Dahlonega Square: Take E. Main Street, make  
a left onto Grove Street North for 0.1 mile, turn right  
onto Wimpy Mill Road for 0.3 mile, make a left onto  
Oliver Drive. Property will be the first driveway on  
the right at the Dover Realty Sign.**

**Melissa Dover 706-344-8850**

**Vic Dover 706-265-5855**

**info@doverrealtyinc.com**

**Please call to arrange a private viewing:**

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