

\$299,000

Year Built: 2005
3 Total Bedrooms
3 Total Baths
Approx. 2,435 sq. ft.
Covered Front Porch
Covered and Screened
Rear Porch
Zoned Central Heat & Air
Installed in 2020
All Electric
Stacked Stone Wood
Burning Fireplace
Metal Roof Installed 2019
Hardwood Floors
Ceramic Tile In Bathroom
10+ foot Ceilings in
Living Room
Master Bedroom on Main
Finished Basement with
Workshop and Office
Conveniently Located to
Downtown Dahlonega and
Local Schools
1.38+/- Acres



Beautiful cabin in the woods with mountain views, but just outside the city limits of Dahlonega! This wonderful cabin features a rocking chair front porch, hardwood floors on the main level, upgraded wood cabinetry in the kitchen, a real stacked stone wood burning fireplace and new carpet installed in all the bedrooms in 2019. Master bedroom and bathroom is on the main level with two bedrooms and one bathroom up stairs. Basement completed in 2020 featuring two more rooms (one being used as an office and the other as a workshop) another full bath and a quaint living room/entertaining space. Only five minutes from Lumpkin County High School, six minutes from Lumpkin County Middle/Lumpkin County Elementary, and eight minutes from Historic Downtown Dahlonega.



**245 YAHOOOLA SHOALS DRIVE
DAHLONEGA, GA 30533**

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

**Hwy 19 Business/North Grove Rd is under
construction. From Dahlonega Take GA-52/GA-9S for
1.6 miles to a right on Torrington Rd. Go 2.1miles to a
right on Oak Grove Road. Go .7 miles to a left on U.S.
19 BUS N. Go .6 miles to N Hidden Valley Trail on the
right. Follow Yahooola Shoals to home on the left.**

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