



**255 Grove Street South
Dahlonega, GA 30533**



Great Open Floor Plan

PROPERTY INFORMATION SHEET

PRICE: \$439,000 **ACREAGE:** 0.25+/- Acres **COUNTY:** Lumpkin **AREA OF COUNTY:** Central
BEDROOMS: 3 **BATHS:** 2 **1/2 BATHS:** 1 **BASEMENT:** Crawl **Garage:** 2 Car Carport
HVAC: Central, Electric **LAUNDRY:** Room **EXTERIOR:** Cement Siding

DESCRIPTION DOWNTOWN DAHLONEGA! Walk to the Public Square from this ONE YEAR OLD three bedroom, two-and-a-half bath home. Thoughtfully designed and soundly constructed, a balance of elegant simplicity and subtle decorative touches with ease of maintenance and flow of use in mind. A covered entryway brings you inside where an open floorplan highlights a spacious great room with natural pine arched ceilings and skylight and resilient hard-laminate flooring. Plenty of light adds to the open feeling and out the windows you can even see across towards Crown Mountain. Granite countertops show nicely in the kitchen along with light maple soft-close cabinetry, a walk-in pantry, and a center island with bar. The black-n-stainless Whirlpool appliances rate as the most reliable on the market. Around the corner is a half bath and down the hallway are the bedrooms, the laundry and equipment rooms, and entry onto the back covered porch and into the courtyard.

SQUARE FEET: 1,650 +/- (estimated per owner.) **TAXES:** \$3,401 **YEAR CONSTRUCTED:** 2019

SCHOOL-ELEM: Lumpkin **MIDDLE:** Lumpkin **HIGH:** Lumpkin

SETTING/LAND. Downtown City Location withing walking distance to the Public Square.

WATER SOURCE: City Water and Sewer. **OTHER BUILDINGS ON PROPERTY:** None.

STREET/ACCESS: Paved City Street.

DRIVEWAY: Concrete.

DIRECTIONS: From Downtown Dahlonega traffic light: Follow Grove Street South to 255 Grove Street South on the left. ***Shown by Appointment***

Melissa Dover: 706-344-8850
Vic Dover: 706-265-5855
www.vinsondoverrealty.com

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