



**319 Sleepy Hollow Drive  
Dahlonega, GA 30533**



**Well Maintained & Move In Ready**

PROPERTY INFORMATION SHEET

**PRICE:** \$214,999      **ACREAGE:** 2.50 Acres      **COUNTY:** Lumpkin      **AREA OF COUNTY:** South  
**BEDROOMS:** 3      **BATHS:** 2      **½ BATHS:** 0      **BASEMENT:** Partial, Unfinished  
**HVAC:** Central, Electric      **LAUNDRY:** Hall      **EXTERIOR:** Vinyl      **FIREPLACE:** None  
**SUBDIVISION:** None      **LOT#:**      **DUES/FEES:** None

**DESCRIPTION:** PRACTICALLY NEW! - Come see this almost brand new (2016) and move-in ready 3BD/2BA home ideally situated 12mins from the Historic City of Dahlonega and only 10mins from HWY19/400. Features include a large master suite with walk in closet, double vanities in both bathrooms, bathroom tile flooring, stainless steel appliances in the kitchen, wood cabinets, and laminate wood flooring throughout. The full unfinished basement (950 sq.ft. +/-) leaves plenty of room for storage and could be finished for additional living space.

**SQUARE FT:** 1,569 +/- (builder)      **TAXES:** \$1,913 (2017)      **YEAR CONSTRUCTED:** 2016

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

**SETTING/LAND:** Level to sloped with fenced back yard.

**WATER SOURCE:** Shared Well      **OTHER BUILDINGS ON PROPERTY:** None

**STREET/ACCESS:** Paved      **DRIVEWAY:** Asphalt

**DIRECTIONS:** From Dahlonega: Take GA-52 West for 3.6 miles. Turn Left onto Ben Higgins Road for 1.7 miles. Turn right onto Sleepy Hollow Road for 0.5 miles. Property is on the left.

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