

\$949,900

- Year Built: 2005
- 4 Total Bedrooms
- 4 1/2 Total Baths
- Approx. 2,947 sq. ft.
- Vaulted Great Room
With Stacked Stone
Fireplace
- Cook's Kitchen With 5
Burner Gas Cooktop &
Electric Oven, Granite
Countertops, Cherry
Cabinetry, Stainless
Appliances & Generous
Walk-In Pantry
- Large Master Suite On
Main
- Daylight Basement Has
Finished & Unfinished
Space With Stubbed
Plumbing In Place
- Dual HVAC, Tankless Hot
Water, Buried 1,000 Gallon
Propane Tank, Whole
House Generac, Security
System, City Water &
Drilled Well
- 17 Scenic Private Acres



A STUDY IN ELEGANCE, In-Town location with a sprawling 17 acres and custom built home are all part of this Estate property. Thought, design, quality and comfort are all evident in the myriad of details throughout the spacious and warmly accommodating two level home. Eye-pleasing touches flourish within – gleaming oak flooring of solid plank tongue-n-groove, hand-made custom cherry cabinetry, arched windows and speckled granite all cast their charm. The setting is a wooded acreage delight with a small creek of tumblestone cascades and little waterfalls plus a small branch emanating from a spring in the upper corner of the property that flows alongside in little clear-watered and splashy rivulets. Expect some mountainous terrain along with gentle rounded hilltop and ridgeline areas. Carpets of ferns, granite projections, and showy mountain laurel along with natural resplendent foliage both lush and canopied cover the property. A beautiful and private acreage setting along with a fine home in one of the best small towns in America make for most desirable circumstances.



**328 DOHIYI VALLEY ROAD
DAHLONEGA, GA 30533**

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

BY APPOINTMENT. Please do not pull into the driveway without an appointment and accompanied by an Agent. From Downtown Dahlonega: Take S Chestatee Street, right onto Morrison Moore Parkway, left onto Alicia Lane, right onto Crown Mountain Drive, left onto Golden Avenue, right on Dohiyi Valley Road to property.

Please call to arrange a private viewing:

**Vic Dover 706-265-5855
vic@doverrealtyinc.com**

www.vinsondoverrealty.com