

\$599,444

- 39.6+/- Acres
- Vandiviere Lake Frontage
- Mill Creek Frontage
- Multiple Building Sites
- Ridgelines Offer Distant Mountain Views
- Underground Power At Property
- Spectacular Native Vegetation, Privacy and Serenity
- Located In Dawson County
- Recreational, A Retreat or Your Special Primary Home



PRETTY WOODED ACREAGE WITH CREEK AND LAKE - in mid Dawson County, secluded yet convenient to Hwy. 400 and all the urban amenities thereof. Twin ridgelines offer plenty of homespace and dual access roads - one of them paved up to the property - provide convenient entry. Plenty of creek frontage comes with the property and the creek is broad enough to splash and play. Trails wind across the property and there's lots of elbow room to hike and ride. Plus there's a generous amount of shoreline included along Vandiviere Lake - anyone for swimming, floating, or canoeing? Up on the ridgeline the elevation is high enough to gain a distant view, or maybe you prefer to situate a cabin to overlook the Lake or take in the sounds of the creek. Choices here you have, in a choice property.



**0 MYRTLE DRIVE
DAWSONVILLE, GA 30534**



Access additional information using our QR Code to view dedicated link.

DIRECTIONS: From Dawsonville: Take Hwy. 9 South 2.7 miles, turn left onto Jenkins Road, go 0.6 miles turn left onto Myrtle Drive, go 0.3 miles to the end of the road at the property. A second entry into the property – travel another 0.4 down Jenkins Rd past Myrtle Drive and turn left onto Gomez Lane, go 0.2 miles to the beginning of the property on the left.

Please call to arrange a private viewing:

***Vic Dover 706-265-5855
Melissa Dover 706-344-8850***

www.vinsondoverrealty.com