

\$216,000

Year Built: 1980
3 Total Bedroom
2 Total Baths
Approx. 1,104 sq. ft.
Front and Rear Deck
Central Heat & Air
Wood Burning Stove
2 Car Garage
Metal Roof
Separate
Workshop/Garage
Potential Mini-Farm
Fruit Trees with Garden
Plot to the right
Private Front and Back
Yard
Private Well
5.09 Acres



Come stretch your legs on this level to gently rolling 5.09 acres with a cute 3 bedroom, 2 bath mobile home with a two-car garage and separate workshop/garage. The property boasts both hardwoods in the back and a pasture-like setting in the front with fencing throughout. A little trimming could open up much more for a potential mini-farm! Fruit trees are in place off to the left of the home with an area to the right ready for your new vegetable garden. Utilize the workshop for additional workspace, storage, parking, or something more creative. The mobile home sports large front and rear decks, metal roof, central heat and air, and sits in a private setting far from the road. This one has all the right circumstances for a country home with room to roam!



**45 PEBBLEBROOK DRIVE
DAHLONEGA, GA 30533**

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

**From Dahlonega: Take E Main Steet to left on GA
9N/Morrison Moore Pkwy. Turn right onto GA-52 for
5.5mi. turn right onto Old Dahlonega Hwy for 2.7mi.
Turn left at the fork onto Pecks Road for .2 miles. Turn
left onto Mt Olive Church Road for .3 miles. Turn right to
stay on Mt Olive Church Road for .6 miles. Home on Left.**

*Please call to arrange a private viewing: Steven Pamplin 706-429-8368
steven@doverrealtyinc.com*

www.vinsondoverrealty.com