

**\$1,800,000**

- Year Built: 2004
- 3 Total Bedrooms
- 3 ½ Total Baths
- Approx. 3,300 sq. ft.
- The Etowah River, Nearly a Third of a Mile, Flows Along This Gorgeous Setting
- Trophy Trout Waters
- Several Open And Grassy Meadows
- Thriving Timber – Both Hardwood & Evergreen, Native Vegetation and Wildlife Galore
- Cabin Views Of Campbell Mountain & Blue Ridge Mountains
- Enjoy Nature At Its Finest; Just Sit, Listen & Enjoy Solace At Its Best
- Or Float, Fish, Hike, Hunt Or 4-Wheel
- 45 Impressive Picturesque Private Gated Acres



A RIVER, A CABIN AND FORTY-FIVE ACRES are some of the amenities of this most fantastically beautiful and secluded North Georgia mountain property outside of Dahlonega. Nearly a third of a mile of wild-flowing water on the Etowah River goes along this tract, alternately in frothy whitewater then through deep and placid pools. And you have it all to yourself once within and nary another human living within sight. Trophy trout patrol the clean oxygenated waters and you can literally feel the energizing ions that emanate. The land is beautifully forested with native timbers of both hardwood and evergreen and proliferated with a scenic understory of native Appalachia. The property offers total gated privacy yet close ten minute proximity to Downtown Dahlonega Square.



**2270 JAY BRIDGE ROAD  
DAHLONEGA, GA 30533**



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

**DIRECTIONS: Shown By Appointment Only.  
Property is Gated and Monitored.  
Please respect Owner's privacy and do not attempt to walk in.**

Please call to arrange a private viewing:

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

**[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)**