



*533 Hubbs Drive, Dahlonega, GA 30533*



*Beautiful River Front Along The Property!*

PROPERTY INFORMATION SHEET

PRICE: \$499,900      ACREAGE: 16.5+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: East Central

BEDROOMS: 4      BATHS: 2      ½ BATHS: 1      BASEMENT: Unfinished., Exterior Entry      GARAGE: 2 Car

HVAC: Central, Elec/Gas      LAUNDRY: In Master Suite      EXTERIOR: Cement Siding      FIREPLACE: 1

SUBDIVISION:      LOT#: N/A      DUES/FEES: None

DESCRIPTION: **RETREAT TO THE CHESTATEE** – Architecturally designed & elegantly rendered 4 B/R, 2.5 BA home with fantastic secluded frontage on the Chestatee River & 16.5 forested acres. Towering ceilings, scraped hardwoods, fireplace, variegated granite, glossed tile; upscale & thoughtfully furnished. Spacious master suite & indulgent bath, bonus & hobby rooms, bunker, screened porch & decking; long views on the Chestatee. Walking trails, beautiful scenery, creek & waterfall; fish/float/play or just soak up the serenity. Beauty & sanctuary for permanent residence or vacation retreat.

SQUARE FT: 2,472 +/- (pgt 'ly pgt)      TAXES: \$3155/2018      YEAR CONSTRUCTED: 2014

SCHOOL-ELEM: Long Branch      MIDDLE: Lumpkin County      HIGH: Lumpkin County

SETTING/LAND: Private & secluded; 530'+/- of beautiful river frontage, native understory, & fine timber.

WATER SOURCE: Private Well.      OTHER BUILDINGS ON PROPERTY: No.

STREET/ACCESS: Private Roadways.      DRIVEWAY: Gravel.

DIRECTIONS: From Dahlonega: Take GA Highway. 52 East 3.7 miles, turn right onto Winters Mtn Road, go 0.7 miles, turn right onto Hubbs Drive, go 0.4 miles to property. **NOTE:** Gated, viewing by appointment, contact Dover Realty to view.

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Complete info at <http://www.vinsondoverrealty.com>