



**5561 Waterwood Drive
Gainesville, GA 30506**



Relax And Play Right On Lake Lanier!

PROPERTY INFORMATION SHEET

PRICE: \$159,900 **ACREAGE:** 0.2+/- acres **COUNTY:** Lumpkin **AREA OF COUNTY:** East
BEDROOMS: 3 **BATHS:** 2 **½ BATHS:** 0 **BASEMENT:** Slab/None **GARAGE:** None
HVAC: Central, Electric **LAUNDRY:** Room **EXTERIOR:** Vinyl Siding **FIREPLACE:** 1
SUBDIVISION: Leisure Lake **LOT#:** 12,13, P/O 14 **DUES/FEES:** \$50 Per Month

DESCRIPTION: ON LAKE LANIER WITH A DOCK!! In this spacious 3 bedroom 2 bath modular home in a protected mobile home community. Beautiful Lake views from both inside the home and on the back porch where you overlook a wide expanse of water. The home has been meticulously maintained, it offers both a family room with a fireplace and a living room; the master suite and master bath are of generous size. The kitchen offers ample cabinetry and counter space and the laundry/mud room and pantry are immediately adjacent. The dining area looks out to the Lake and carries across into the family room. For the hobbyist there's an attached workshop and a storage building plus a covered boat shed.

SQUARE FT: 1,500+/- (owner) **TAXES:** \$860/2017 **YEAR CONSTRUCTED:** 2006

SCHOOL-ELEM: Lanier **MIDDLE:** Chestatee **HIGH:** Chestatee

SETTING/LAND: Lake, Swim, Tennis, Boat Dock.

WATER SOURCE: Private. **OTHER BUILDINGS ON PROPERTY:** Covered Shed, Storage Building.

STREET/ACCESS: Paved, Private Maintained. **DRIVEWAY:** Paved.

DIRECTIONS: From Murrayville: Highway 60, take Bark Camp Road 2.1 miles, turn right onto Price Road, go 1.3 miles, turn right onto Dudley Hill Road, go 0.5 mile, turn right into Leisure Lake (Waterwood Drive), go 0.6 miles to home on the left.

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