

**\$495,000**

- Year Built: 2019
- 4 Total Bedroom s
- 4 ½ Total Baths
- Approx. 2,304 sq. ft.
- HardiPlank Exterior
- Covered Porch and Side Deck
- Central Heat & Air (Zoned)
- All Electric
- Contempory Open Floor Plan
- Kitchen and Baths Have Granite Countertops
- Luxury Vinyl Flooring Throughout Home
- Master Ensuite On The Main Level
- Each Bedroom Has Own Bath
- Wooded, Private Setting And Natural Setting
- Located Off Paved City Street
- Underground Utilities
- City Water & Septic System
- 1.69 Acres



**IN THE CITY** but all wooded and secluded is where you'll find this four bedroom, four-and-a-half bath home of 2019 construction. The open and modern layout offers contemporary and appealing finishes. The kitchen with its granite counters and contrasting cabinetry flows nicely across a dining space into the family area and adjacent is a laundry room, pantry, second entrance and a powder room. Master ensuite located on the main level and the additional three bedrooms on the second level. Zoned HVAC, all electric, City water and septic system. Covered front porch and deck for relaxing and enjoying the natural and appealing setting. Lot offers adequate space around the home for auxiliary buildings, projects, landscaping and privacy. The location provides easy access to either Downtown Dahlonega or points south and combines the convenience of City living with the privacy and feel of the forest on 1.69 acres. Currently leased thru July 8<sup>th</sup>. \$495,000.



**747 GOLDEN AVENUE  
DAHLONEGA, GA 30533**

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

**From Dahlonega: Take N. Chestatee Street to Golden Avenue, turn onto Golden Avenue for 0.5 mile to property at the Dover Realty Sign on the right.**

*Please call to arrange a private viewing:* **Vic Dover 706-265-5855  
vic@doverrealtyinc.com**

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