



82 Golden Avenue  
Dahlonega, GA 30533



Scenic Park Like Setting

PROPERTY INFORMATION SHEET

PRICE: \$219,900      ACREAGE: 0.47+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: Central

BEDROOMS: 3      BATHS: 2      ½ BATHS: 0      BASEMENT: None      GARAGE: None

HVAC: Central, Electric      LAUNDRY: Main Level      EXTERIOR: Wood Siding      FIREPLACE: 1

SUBDIVISION: None      LOT#:      DUES/FEES:

DESCRIPTION: Sweet Cottage In City of Dahlonega! This home offers City convenience, beautifully landscaped yard (many perennials & fruit trees), private courtyard (can be accessed via french patio doors from the kitchen and the dining room), garden workshop, seasonal mountain views and recent updates. The main floor offers an expansive entry, living room with fireplace, dining room, kitchen with solid surface counters and white cabinetry, large bonus room (great for 4th bedroom, den, office or hobby room) and full bath. Second floor offers the three bedrooms and second full bath. Great location with easy access to UNG, Public Square and Shopping.

SQUARE FT: 1,984+/-      TAXES: \$0 (2017 – Reflects Senior Exemption)      YEAR CONSTRUCTED: 1979

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

SETTING/LAND: In City, scenic private lot with seasonal mountain views.

WATER SOURCE: Public.      OTHER BUILDINGS ON PROPERTY: Garden Workshop.

STREET/ACCESS: Paved City Street.      DRIVEWAY: Concrete.

DIRECTIONS: From Dahlonega: Take Morrison Moore Pkwy, make a left onto Alicia Lane, make a right onto Crown Mountain Drive for 100 feet, make a left onto Golden Avenue for 500 feet to Dover Realty sign on the right.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
www.vinsondoverrealty.com

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