

\$319,000

Year Built: 2014
2 Total Bedrooms
2 1/2 Total Baths
Approx. 1,578 sq. ft.
NO HOA
Two Story Great Room
Both Bedrooms Feature
Private Attached Baths
Screened In Porch
Located Off Master
Unfinished Basement
with Stubbed Plumbing
in Place
Excellent Location
Convenient to
Dahlonega, Highway
400 and University of
North Georgia
Easy Access to Local
Hiking, Fishing, and
North Georgia's Many
Wineries
Private Wooded Yard
1.05 +/- acres



CHARACTER, CHARM AND CONVENIENCE! North Georgia living at it's best. Inviting two bedroom, two and half bath with eye pleasing vaulted wood ceilings, stacked stone fireplace, beautiful wood cabinetry, trim and interior doors thru out and an open and spacious greatroom to welcome you home each day. Main level also offers a generous master bedroom with an en suite bath, walk-in closet and double patio doors that open to a private screened porch overlooking nature at it's best. Upstairs leads to a second bedroom that also has an attached private bath and walk-in closet and an open and airy loft that overlooks the greatroom. An unfinished basement offers ample storage, room for workshop, hobbies or future finished space (stubbed plumbing in place). Excellent location lends itself to short commutes to Dahlonega, Highway 400, University of North Georgia, National Forest hiking trails, fishing, canoeing, camping and many, many wineries and breweries.



**92 MISTY HOLLOW DRIVE
DAHLONEGA, GA 30533**

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

From Dahlonega: Take Morrison Moore Pkwy/Hwy 9 N for 3.9 miles, turn left onto Ben Higgins Road for 1.5 miles, turn right onto Carlton Seitz Road and then immediately bear left onto River Flow Drive for 0.4 miles, turn right onto Misty Hollow Drive, turn right again to stay on Misty Hollow Drive to property on the right.

Please call to arrange a private viewing: **Melissa Dover 706-344-8850**
melissa@doverrealtyinc.com

www.vinsondoverrealty.com