

\$259,900

Year Built: 1994
2 Total Bedrooms
2 1/2 Total Baths
Approx. 1,440 sq. ft.
Main Level; 600-700
Basement Level
Tiled Floors in
Bathrooms
Laminate Flooring in
Kitchen, Living Room
and Hallway
Screened In Porch Off
Kitchen and Master
Covered Deck Off
Basement Level
Small Kitchen & Bath,
Basement Level
Detached Garage and
Drive Under 2 Car
Garage
End of Quiet Street on
Cul-de-Sac
Scenic Wooded Private
Lot
1.5 +/- acres



Great home looking for it's next family to call it's own! It was good and great to it's previous owners and now just needs some tender loving care, some paint and to be detailed to start some new memories. Main level offers 2 bedrooms, 1 1/2 bath, open concept living and kitchen area with a stone faced wood burning fireplace and expansive screened in back porch overlooking wooded wildlife filled backyard. Basement level was used originally while the owners finished out the main level-it offers a full bathroom and small kitchen with a 2 car drive under garage and expansive deck. The home has central air and forced air furnace and a drilled well. There is also a detached one car garage with a 1/2 bath. Located on a quiet street off the cul-de-sac on the South side of Lumpkin County making it convenient to not only Dahlonega and University of North Georgia but Highway 400, Dawsonville and Gainesville. Estate Owned, sold "as is", Estate will not negotiate repairs.



**95 CASCADE DRIVE
DAHLONEGA, GA 30533**

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

FROM DAHLONEGA From Dahlonega: Take GA 9 South for 2.6 miles, turn left onto Ben Higgins Road for 1.5 miles, turn right onto Carlton Seitz Road and immediately bare left onto River Flow Drive for 1 mile, turn right onto Cascade Drive for 0.1 mile to property on the left

Please call to arrange a private viewing: **Melissa Dover 706-344-8850**
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