



Views of Depth and Dimension



Authentic Stone and Timber Cottage

PROPERTY INFORMATION SHEET

PRICE: **\$695,000** ACREAGE: **32+/- acres** COUNTY: **Dawson** AREA OF COUNTY: **North**

DISTRICT: **5th** SECTION: **2nd** LANDLOT: **53**

TERMS: **Cash** TOPOGRAPHY: **Rounded mountaintop pinnacle to mountainous.**

DESCRIPTION: **ABOVE IT ALL** at 2,440' elevation lies 32 acres with views of spectacular dimension and a hand-hewn rustic cottage adjoining lands of the National Forest. Seen on the far horizon- the buildings of Atlanta; nearby the crests of Burnt Mountain range. The cottage is authentic native stone and timber, 2 bedroom, 1 bath & double twin loft; a meticulously handcrafted work of art. Trails circumnavigate the land and a branch swiftly flows and a waterfall cascades. Nearby is Amicalola Falls State Park; Dahlonega and the N GA Premium Outlets are within a leisurely drive. This rare combination of factors – cooler summers, unparalleled views, a beautiful setting, flowing waters, winsome and warm cottage, open terrain and wooded forestland; all combine to offer a feeling that is good for the soul.

SETTING/LAND: **Views of exception for hundreds of square miles, beautiful forestland and mountain creek.**

BUILDINGS ON PROPERTY: **The Allen Cottage.** RESTRICTIONS: **None.** POWER/TELEPHONE: **At Property.**

STREET/ACCESS: **Private, groomed gravel roadways.** PLAT/SURVEY AVAILABLE: **Yes.**

DIRECTIONS. **From GA Highway 52 West just west of Amicalola Falls State Park: Take Signboard Gap Road (directly across from Burt's Pumpkin Farm) all the way to the top of the mountain. NOTE: Viewing by appointment please, no "walk ins". Contact Dover Realty to view.**

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

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