

\$2,767,654



Year Built: 1988
3 Total Bedrooms
2 Total Baths
Approx. 2,100 sq. ft.
Central Heat & Air
Well Water, Septic Tank
2 Fireplaces
2 Car Garage
Tin Roof
Approx. 346 acres
Vaulted Ceilings
Gleaming Pine Floors
Ceramic Tile In
Bathroom
Spacious Great room
Security Gate
Covered Front Porch,
Large Side Deck & Rear
Patio
Workshop
Borders State Park
Waterfall
Anderson Creek
Wildlife
Trails

HIGH ABOVE THE ATLANTA PIEDMONT in the Mountains of North Georgia is a grand estate property at cool elevations with **FANTASTIC OPEN VIEWS AS FAR AS THE ATMOSPHERE WILL ALLOW!** Silvered cypress log home and weathered tin, tall ceilings and massive fireplace, heavy beams and heart pine, stone and marble; covered porches and flagstone; three levels and garage, bonus area, quality and immaculate. Trout waters, beautiful forestlands, abundant wildlife; creeks, trails, and waterfalls; 2+ mile boundary with U.S. National Forest, 346+/- acres. Private and secluded, but only 30 min from major shopping and 1 hr to Atlanta. Arguably the very best views in North Georgia from 2600' elevation.



**346+/- ACRES, SIGNBOARD GAP ROAD
DAWSONVILLE, GA 30534**

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

Located adjacent to Amicalola Falls State Park.
Please contact Brokerage for viewing and access,
gated, no access without Broker present.

Please call to arrange a private viewing: **Vic Dover 706-265-5855**
Melissa Dover 706-344-8850
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www.vinsondoverrealty.com