



*Lot 21 Chokecherry Lane
Dahlonega, GA 30533*



Pretty Lot, Nice Area, Quiet City Location

PROPERTY INFORMATION SHEET

PRICE: \$49,900 **ACREAGE:** 1.27+/- acres **COUNTY:** Lumpkin **AREA OF COUNTY:** Central

DISTRICT: 12th **SECTION:** 1st **LANDLOT:** 991

TERMS: Cash **TOPOGRAPHY:** Street level to sloping downhill.

STREAMS ON PROPERTY: None.

DESCRIPTION: IN TOWN and in a really nice neighborhood on a quiet cul-de-sac paved street. City water and electricity are already there, this would be an excellent spot for a basement home (or 1-level ranch) and the back deck area would be totally private. Pretty and open beneath the canopy, you'll have a view way down the hill and some seasonal mountain views in the winter. Just minutes from Downtown and a very pretty setting.

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

SETTING/LAND: Quiet woodsy cul-de-sac In-Town location.

BUILDINGS ON PROPERTY: None. **RESTRICTIONS:** Yes. **POWER/TELEPHONE/WATER:** At Property.

STREET/ACCESS: Paved City Street. **PLAT/SURVEY AVAILABLE:** Yes.

DIRECTIONS: From the Dahlonega traffic light at intersection of Morrison Moore Pkwy W (Highway 52) and S Chestatee Street (Highway 19/60): Take Morrison Moore Parkway W two blocks, turn left onto Alicia Lane, then right onto Crown Mountain Drive, then immediately left onto Golden Avenue. Go 1 mile, turn right onto Dohiyi Valley Road then immediately left onto Chokecherry, property is 200 yards on the right.

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