



Lot 7, Twin Fawns Trail, Dahlonega, GA 30533



The Best Building Lot In Dahlonega!!

PROPERTY INFORMATION SHEET

PRICE: \$196,;02 ACREAGE: 7.95 acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 12th SECTION: 1st LANDLOT: 536

TERMS: Cash or Land Bank TOPOGRAPHY: Flat to gentle with a huge flat graded homesite!!

STREAMS ON PROPERTY: None. MINERAL RIGHTS: Included.

DESCRIPTION: DAHLONEGA'S BEST HOMESITE TRACT with excellent circumstances and a lovely cul-de-sac setting on this 7.95 acres WITH MUCH FLAT AND GENTLE TERRAIN in a pretty wooded community. JUST COMPLETED - clearing and debris removal, grading and leveling, new drilled well, perc test, driveway graded and graveled, and underground power with a meter installed. That's some \$25,000 in cost of improvements! The work is done, this tract is ready to build on! Flat homesite area and totally private with gently sloping wooded terrain in the back, a bit of tree trimming will reveal a vista of the Blue Ridge Mountains. Located in an area of upscale homes with acreage lots on the south side of Dahlonega. Convenient to Hwy. 400 and the ATL but with all the attributes of one of the best small communities in the United States!

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

SETTING/LAND: Protected scenic neighborhood (Deerwoods), private and pretty.

BUILDINGS ON PROPERTY: None. POWER: Underground, at the homesite.

STREET/ACCESS: Twin Fawns Trail, paved. PLAT/SURVEY AVAILABLE: Yes. COVENANTS: Yes, in file.

DIRECTIONS: From Dahlonega: Take Hwy. 9 South three miles turn left onto Ben Higgins Road, go 1.7 miles turn left onto Twin Fawns Trail (Deerwoods), go 0.5 miles to end at cul-de-sac.

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