

**\$349,900**



Year Built: Circa 1906  
3 Total Bedrooms  
2 Total Baths  
Approx. 2,480 sq. ft.  
Historic Farmhouse on a  
Private Corner Lot  
County Charm  
Historic Highlights  
Roommate Floor Plan  
Country Kitchen with  
Original Cabinetry  
Spacious Dining Area  
Original Beadboard &  
Wainscoting  
Heart Pine Flooring  
Parlor with Fireplace  
Sitting Room  
Glassed Sunroom  
Overlooking Back Yard  
Two Covered Porches  
Private Back Yard  
Paved Roadways  
Storage Buildings  
Convenient to Historic  
Downtown Dahlonega

**THE CHARM OF HISTORY** – Historic Farmhouse on 3.7+/- acres. Freshened and appealing - you'll see original beadboard and wainscoting and heart-pine flooring along with a stained-glass highlight or two. On the main level you can talk it up in the parlor while warming in front of the wood-stove fireplace and your extra guests can spill over into the sitting room. There's a spacious open dining area and on past the kitchen the sunroom and the back yard is calling your name. In the kitchen hangs beadboard n' glassed cabinetry and a pantry with laundry room is adjacent. Around the corner is a full bath with new marbled tile. Upstairs features three bedrooms and a bath. Outside a storage building and garden shed make for useful additions. The setting is choice – on a little rounded hillock. Add in a nice neighborhood and you have great circumstances.



**297 PECKS MILL CREEK ROAD  
DAHLONEGA, GA 30533**

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

Please respect owner's privacy and do not pull into driveway without an appointment.

**FROM DAHLONEGA (Walmart intersection):** Take GA Hwy 52E 4.6 miles turn left onto Pecks Mill Creek Rd, go 0.25 miles to property on the left.

**FROM END OF HWY 400:** Go straight across onto Long Branch Rd/GA Hwy 115 and travel 4.8 miles to traffic light and turn left onto GA Hwy. 52, go 0.4 miles turn right onto Pecks Mill Creek Rd, go 0.4 miles to property on the left.

*Please call to arrange a private viewing:*

**Vic Dover 706-265-5855  
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**[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)**