

\$179,800

Year Built: 1987
2 Total Bedrooms
1 Total Bath
Approx. 1,036 sq. ft.
Whole House Reno – 2017 –
Included HVAC, Plumbing
& Electrical
All Electric
Central Heat & Air
Stainless Steel Kitchen
Appliances
Granite Countertops In
Kitchen and Bath
Stacked Stone Fireplace
Sliding Barn Doors For
Kitchen Pantry
Custom Tile Work in Bath
Wauka Mountain Views
From All Windows on Front
Side of Home
Level Grassed Yard
Country Living - No HOA
Located in Much Sought
After Clermont, GA
Great Location for Commute
to Gainesville, Cleveland,
Dahlonega or Dawsonville
1.194 acres



Wauka Mountain Views, Country Living With Charming Ranch! This appealing two bedroom offers almost new interior (complete renovation two years ago-including HVAC, plumbing & electrical), easy one level living, white kitchen cabinets with granite countertops and subway tile backsplash and room for a breakfast table, stainless steel appliances, open living and dining area showcase large picture windows and stacked stone fireplace, inviting bath gleams with marble floors, granite countertops and tiled shower with marble accents, covered front and back porch and screened side porch. No HOA. Beautiful location in scenic Clermont, Georgia. Would serve well as a starter home, retirement home, second home or residence for college student. Easy commute to Gainesville, Cleveland, Dahlonega, or Dawsonville.



**6960 SHOAL CREEK ROAD
CLERMONT, GA 30527**

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

**From Dahlonega: Highway 52 East to Highway 115 N for
11.7 miles, turn right onto GA 284 S for 2.7 miles to
6960 Shoal Creek Road on the left. Shown by Appointment.**

Please call to arrange a private viewing: **Melissa Dover 706-344-8850
melissa@doverrealtyinc.com**

www.vinsondoverrealty.com