

**\$524,900**

Year Built: 1994  
2 Total Bedrooms  
2 Total Baths  
Approx. 1,788 sq. ft.  
Ranch Style Home  
Main Bedroom Features  
His & Hers Closets  
Main Bath with Dual  
Vanities and Bathtub  
Efficiency Kitchen with  
Small Island  
Spacious Front Deck  
Tiled Sunroom  
Hobby Room with  
Storage  
New Carpets Throughout  
Detached 3 Door Garage  
With Office Space  
Drive Under Garage  
Features Laundry Area &  
Additional Office Space  
Twin HVAC Units  
Nicely Wooded & Private  
With Grasslands  
Small Creek Flows Thru  
9.48 acres



Quiet and Attractive Family Homestead features a two-bedroom, two bath country home. Set on a small plateau, one can survey the grounds from either the deck or from the warmth and comfort of the southern-facing tiled sunroom. A bit of modernization is an option, but this home is neat, clean and functional. A portion of the property has nice grasslands and more can be created if desired. Or leave it natural, it's nicely wooded and private with a small clear-watered creek flowing along one area and then through the middle. This home sits above gentle and usable terrain for any endeavor from gardening to play or construction of additional structures. Or simply appreciate it for the peaceful and private setting.



138 SWEETGUM LANE  
DAHLONEGA, GA 30533

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

**From Dahlonega: Take Grove Street/US-19 Business N 2.13 miles, Turn Left onto Camp Wahsega Road in 2.14 miles, turn Left onto Wash Rider Road. Sweetgum Lane will be the 3<sup>rd</sup> road to the left (just past Bear Claw Road).**

*Please call to arrange a private viewing:*

*Vic Dover 706-265-5855  
vic@doverrealtyinc.com*

[www.vinsondoverrealty.com](http://www.vinsondoverrealty.com)