



0 Copper Ridge, Dahlonega, GA



Paved Road Frontage

PROPERTY INFORMATION SHEET

PRICE: \$32,900 ACREAGE: 2.06 +/- acres COUNTY: Lumpkin AREA OF COUNTY: South
DISTRICT: 1 SECTION: ORG-HAB LANDLOT: 109
TERMS: Cash TOPOGRAPHY: Level, Sloping STREAMS ON PROPERTY: None

DESCRIPTION: **MOUNTAIN HOME SITE** - Build your mountain home on this 2.06 +/- acre lot in the desirable Copper Ridge Subdivision close to Historic Dahlonega offering many local activities, outdoor adventures, wine tastings, shopping, dining, and local festivals. Located just minutes from GA400, near the outlet malls, shopping, restaurants, & direct access to Atlanta. This lot provides a great level building site towards the front with a mild slope towards the rear. Lot is loaded with young to middle age hardwoods that are easily cleared. Residents enjoy a designated community area on the river.

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

SETTING/LAND: Level to sloping lot in a private, upscale mountain/river community.

BUILDINGS ON PROPERTY: Water System RESTRICTIONS: Yes POWER/TELEPHONE: At Property

STREET/ACCESS: Public maintained, paved PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take Georgia 9 N/Morrison Moore Parkway for 0.5 miles. Turn right onto GA-52 and follow for 4.7 miles. Turn left onto Long Branch Road and follow for 1.2 miles. Turn left onto Copper Ridge Drive, take the next left onto River View Trail W, then turn right onto Overlook Point. Stay right onto Overlook Point. Dover Realty sign and Property will be on your right.

Steven Pamplin: 706-429-8368
www.vinsondoverrealty.com

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
Complete info at <http://www.vinsondoverrealty.com>