



56 Red Hen Lane, Dahlonega, GA 30533



A Scenic Creek Flowing Through the Property

PROPERTY INFORMATION SHEET

PRICE: **\$199,000** ACREAGE: **2.03+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **Central**
BEDROOMS: **2** BATHS: **2** ½ BATHS: **0** BASEMENT: **None** GARAGE: **None**
HVAC: **Central, Electric** LAUNDRY: **Room** EXTERIOR: **Wood Siding** FIREPLACE: **1**
SUBDIVISION: **None** LOT#: **A** DUES/FEES: **\$0**

DESCRIPTION: **PRETTY CABIN IN THE PINES.** *This architect's personally designed and constructed two bedroom, two bath, rustic woodsy home with solid rounded-log siding has a setting complementary to any state park. It overlooks a rip-roaring creek, giving it a naturalized backdrop that takes advantage of nature's shade. There is a solid White Pine planked interior featuring exposed beam construction, with high rising ceilings. The cabin also features a welcoming, stacked stone real wood burning fireplace, a loft/sleeping/work area, and a woodsy themed interior décor. There is even antiques, open wire chicken coop cabinetry in the kitchen! Central HVAC keeps the well-insulated interior comfortable, regardless of the weather. The focal point of the property is the boulder-strewn creek and waterfall, and the back deck places it squarely within sight and sound. Located close to town, this property is choice as either a primary residence, or mountain retreat; and is in excellent condition and ready to occupy.*

SQUARE FT.: **1,140+/-** (public records) TAXES: **\$1,439** (2013) YEAR CONSTRUCTED: **2007**

SCHOOL-ELEM.: **Long Branch** MIDDLE: **Lumpkin County** HIGH: **Lumpkin County**

SETTING/LAND: **Beautiful, natural mountainous setting. Evergreen timber and foliage, fine flowing waters, and a place of tranquility. Still convenient for your guests, and only one neighbor.**

WATER SOURCE: **Private well** OTHER BUILDINGS ON PROPERTY: **Garage/workshop**

STREET/ACCESS: **Red Hen Road** DRIVEWAY: **Gravel**

DIRECTIONS: **From Dahlonega: Take Highway 52 East for 4 miles, turn left onto Peck's Mill Creek Road, go ¾ mile, turn left onto Red Hen Road, go 0.1 mile to driveway/property located on the right. Second cabin.**

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