

DOVER REALTY

PUBLIC SQUARE
PO BOX 731
DAHLONEGA, GA 30533

706/864-2600

Sales & Investments – Since 1961



A Second Generation Family Business



Pleasant home, gentle terrain, creek

LOCATION: 145 Lucille Lane
Dahlonega, GA 30533

PROPERTY INFORMATION SHEET

ACREAGE: 1.76+/- acres

PRICE: \$182,900

COUNTY: Lumpkin LAND LOT: 431+ DISTRICT: 12th SECTION: 1st TAX ID#: 031 137

AREA OF COUNTY: Central

SUBDIVISION: None

LOT#:

DESCRIPTION: SHOP BUILDINGS, PLEASANT HOME, and GENTLE TERRAIN not far from town. The home has a total of 3 bedrooms and 5 baths in this custom constructed manufactured home/two-level addition. There's office space, lots of storage space, and a den with a wood burning fireplace plus central gas HVAC with a 1000 gal underground LP tank. An attached two car garage gives you a dry entry and a back deck overlooks Clay Creek. The addition portion has the option of either being used as part of the family space or as a separate in-law suite or rental unit. The entire home is neat, clean, well built, and in excellent condition. The 28'x28' insulated shop building has wood heat, a 10" concrete floor intended to support dozers and heavy equipment, a 7.5hp industrial air compressor with lines run, and both 240v and 120v outlets. The 40'x50' building is of attractive rough sawn lumber with a 2 parking lane asphalt floor and drive through plus power and water. The setting for the property is a pretty shaded lawn on gentle terrain, koi pond and lava rock landscaping, a bit of open grasslands, and a garden spot/sitting area with a really nice creek flowing by. The home overlooks a scenic grassland vista and the drilled well belonging to this property puts out an incredible 500+ gallons per minute!!

TAXES: \$ (2011)

SQUARE FEET: 2788+/- (public records)

YEAR CONSTRUCTED: 1986

SCHOOL-ELEM: Lumpkin County

MIDDLE: Lumpkin County

HIGH: Lumpkin County

SETTING/LAND: Gentle terrain yard, on quiet paved roadway.

WATER SOURCE: Private well.

OTHER BUILDINGS ON PROPERTY: Two shop buildings.

STREET/ACCESS: Lucille Lane (paved).

DRIVEWAY: Asphalt

DIRECTIONS: From Dahlonega: Take Business Hwy. 19 North 1.5+/- miles turn left onto Oak Grove Road, go 3+/- miles turn left onto Lucille Lane to property on the left.

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
www.vinsondoverrealty.com



One of the two shop buildings