

\$379,900

- 1.002 Acres
- 1,492+/- Square Footage
- Three Bedrooms; 2 Baths
- Brand New Luxury Vinyl Flooring Throughout Home
- Large Sunroom With Wooded Views
- Laundry Room On Main Floor
- Fenced Side Yard
- Perfect For Private Residence or 2nd Home
- Easy Drive To Downtown Dahlonega, Wineries, Hiking, Fishing, Tubing, Gold Prospecting, UNG & More



Less than 2 miles to Downtown Dahlonega, UNG, Shopping & Schools. This three bedroom, two bath home offers brand new luxury vinyl flooring throughout the home, fireplace, large enclosed sunroom with wooded views, laundry room on main, vaulted ceilings, two car garage on street level and a drive under as well and spacious daylight unfinished basement with stubbed-in plumbing for future expansions. Eagerness and a healthy dose of sweat equity will bring this sweet home back to its glory. Sold "as is".



**359 IVY TERRACE
DAHLONEGA, GA 30533**



Access additional information using our QR Code to view dedicated link.

FROM DAHLONEGA: Take US 19 Business South/N Grove Street for 1.4 mile, at the traffic circle, take the second exit onto Oak Grove Road for 1.2 mile, turn left onto Ivy Terrace for 0.4 mile to 359 Ivy Terrace on the left.

Please call to arrange a private viewing:

Melissa Dover 706-344-8850

Vic Dover 706-265-5855

www.vinsondoverrealty.com