

**\$435,000**



- 5.10+/- Acres
- 1,593+/- square feet
- 3 Bedroom; 2 Bath
- Unfinished Daylight Basement
- Stubbed Out Plumbing in Basement
- Short Walk To Nimblewill Creek Community Area & National Forest Access
- Perfect For Private Residence or Second Home
- Choice Location For All Things The Dahlonega Area is Known For

Nimblewill Creek Community is for those that love and respect nature, it adjoins National Forest with access for homeowners and has a community area on Nimblewill Creek. So scenic, serene and peaceful! Wildlife a plenty, beautiful clear skies for star gazing and native vegetation. Welcome to this three bedroom, two bath home that is looking for its next family to share this and more on 5.10 acres. Hardwood flooring, vaulted ceilings, expansive light filled windows thru out that let the outside in, wood burning stove for cozy days and nights, large back deck for grilling and entertaining and so much space to walk, hike, garden or just meander. The National Forest access is only two lots away!! The community area on Nimblewill Creek is a short jaunt. All kitchen appliances, buried 1,000 gallon propane tank, whole house fan, private well and portable generator are all included. The unfinished daylight basement offers possible future expansion with stubbed out plumbing or simply use it as it is for storage, projects or workshop. Easy access to University of North Georgia, shopping, hiking, fishing, wineries and other great local attractions in the Dahlonega area.



**40 BARTRAM TRAIL  
DAHLONEGA, GA 30533**



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

**DIRECTIONS:**

Viewings By Appointment. Please call to schedule your private tour!

Please call to arrange a private viewing:

**Melissa Dover 706-344-8850**

**Vic Dover 706-265-5855**

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