

**\$1,699,500**

- Year Built: 2004
- 3 Total Bedrooms
- 2 Total Baths
- Approx. 1,962 sq. ft.
- Vaulted Great Room With Expansive Mountain Views
- 2,400 Foot Elevation, Western Ridge Of Amicalola Mountain
- Open Concept
- Kitchen Offers Granite Countertops, Oak Flooring, Breakfast Bar & Expansive Mountain Views
- White Pine Planking Ceiling & Walls
- Solid Oak Plank Flooring
- Large Master Suite On Main With Expansive Mountain Views
- Unfinished Daylight Basement, Stubbed For Plumbing & Views
- Wildlife, Native Vegetation, Springs, Branches & Trails
- 73 Scenic Private Acres



***THE HEIGHTS OF AMICALOLA MOUNTAIN – at 2,400' elevation is where you'll find this sanctuary of seventy-three acres with a resident mountain home and magnificent mountain views overlooking North Georgia. The property has given much joy to its current owners and is looking for the next steward to continue the journey. From a tranquil primary residence or a family retreat, a hunting lodge or hosting events, or for the sheer specialness - this is an example of a property that rarely makes itself available for acquisition. Excellent location from which to explore North Georgia where activities and attractions abound. From wineries, quaint mountain towns, major shopping and dining, hiking the AT, fishing wild trout streams, local events, there's much to do and see.***



**950 SIGN BOARD GAP TRAIL  
DAWSONVILLE, GA 30534**



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

**SHOWN BY APPOINTMENT. Gated property. Please call Dover Realty to schedule a private tour, 706-864-2600.**

*Please call to arrange a private viewing:*

***Vic Dover 706-265-5855  
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