



20  06

TUCKER REALTY

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Yes, REALITY... not just realty

**EXCLUSIVE OFF MARKET OPPORTUNITY!!**



## **514 Chestnut Ridge Drive Dahlonega, GA 30533**

**SELLERS ARE MOTIVATED!!!!**

They are including all of the tools and fully furnished!

Perfect home away from home and/or short term rental with excellent income producing revenue.

Authentic log cabin in the mountains, but only 10 min to historic downtown Dahlonega, GA and 15 min to outlet mall shops/restaurants in Dawsonville, GA.

Oh, and how about 8 wineries within a 20 min drive?

2 bed 2 bath true log cabin home with rustic ambiance.  
Full walkout basement with 1 car side entry garage and 2 exterior doors.  
Stubbed for full bath and can easily add another 2 bedrooms or large recreation room.

2.42 acres on paved road established neighborhood with NO HOA. Yes, I said NO HOA!!!!

County power and well water with septic tank and separate filter clean out with easy accessibility.

Current owners only pay \$67 per year in taxes with homestead exemption and over age 65 exemption.

Yes, these are current pics and they are selling everything, but that is the price for exclusivity and a sneak peak in this market while the owners are trying to make their way back up from Florida.

Call me ASAP before this gets listed and costs you more at 678-778-9027.

This is a \$350,000 price point direct with seller before this hits the active market and a hedge fund, Zillow, other short term investors or someone on the hunt for a true log cabin (with zero available in the area) gets involved.

I fully expect this to be under contract by this Sunday 4/17/2022.

[Additional pics and learn more!](#)

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