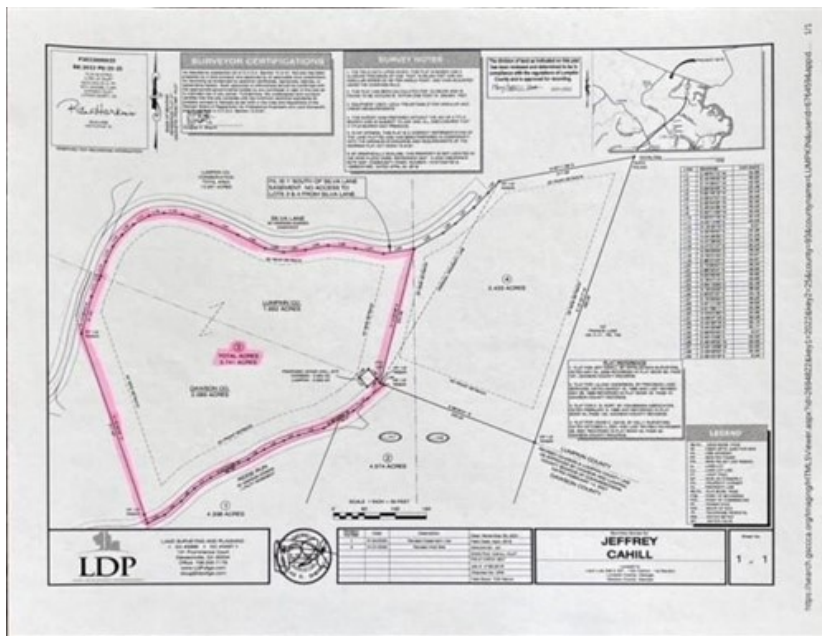




\$ 149,640



Auraria Rdg, Dawsonville, GA 30534

- » MLS #: 7803571
- » Land | Lot: 3.74 acres
- » More Info: AurariaRdg.IsForSale.com



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River Mountain Realty
19 E Main St
Suite J
Dahlonega, GA 30533
(678) 400-6600

LOVELY ROUNDED KNOLL HOMESITE WITH MOUNTAIN VIEWS in winter & might be year-round w/trimming! COMMERCIAL GRADE FULL 1-GIG UPLOAD/DOWNLOAD INTERNET is already in place, making this a very SMALL BUT SIGNIFICANT high-tech community w/only 7-8 total homesites, 2400 sqft minimum and light covenants to protect your property's value. 5 Minutes to HWY 400. 10 Minutes to Dahlonega. 10 Minutes to Dawsonville. 10 Minutes to Lake Lanier!!! County line runs through property, so take your pick of Lumpkin or Dawson County residence! This lot has homesite for Slab, Crawl, OR Full Basement!!! Community water system in place. UNDERGROUND UTILITIES! We can recommend local custom builders or bring your own! ALSO PLEASE NOTE THAT THE DAWSON COUNTY TAX ID USED IS ONLY APPROX 1/2 OF THE TOTAL PROPERTY, THE OTHER PORTION IS IN A LUMPKIN COUNTY PARCEL. NEW SURVEY!!!

