

## Lake Lanier Single Family Home with Shared Dock: Dawsonville, GA

Property No.: 5841

Auction No.: 240319



### Property Details

<b>Property Type:</b>	<i>Single Family Residential</i>
<b>Seller Type:</b>	<i>Individual</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Beds:</b>	<i>5</i>
<b>Baths:</b>	<i>3</i>
<b>Total Land Area:</b>	<i>0.58 ± Acres</i>
<b>Square Feet±:</b>	<i>3839</i>
<b>Year Built:</b>	<i>1996</i>
<b>Tax Identification Number:</b>	<i>L12 081</i>
<b>County:</b>	<i>Dawson</i>
<b>Address:</b>	<i>5 Clearwater Dr Dawsonville, Georgia 30534</i>
<b>Lat/Lon:</b>	<i>34.36169, -84.00572</i>

## Agent Details

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**Listing Agent Information:**

*Gina DiResta  
Solace Realty  
770.873.5130  
Gina@solacerealtyga.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form*

## Closing Details

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**Closing Agent:**

*David Strauss  
O'Kelley & Sorohan, Attorneys at Law, LLC  
540 Lake Center Parkway, Suite 204, Cumming, GA 30040  
770.497.1889*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Limited Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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Beautiful, Custom Lake House for Auction on Georgia's Lake Lanier. This 3,800± sqft home features 5 bedrooms, 3 bathrooms, a bonus room, 3 car garage, and extensive decking with a scenic lake view. Conveniently located in the city of Dawsonville, this home is near Hwy 400 & Hwy 53, as well as shopping and dining. Property has a 1/5 ownership of a shared dock. Don't miss out on the amazing potential of this Lake Lanier Home, get in the auction today!

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For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165





