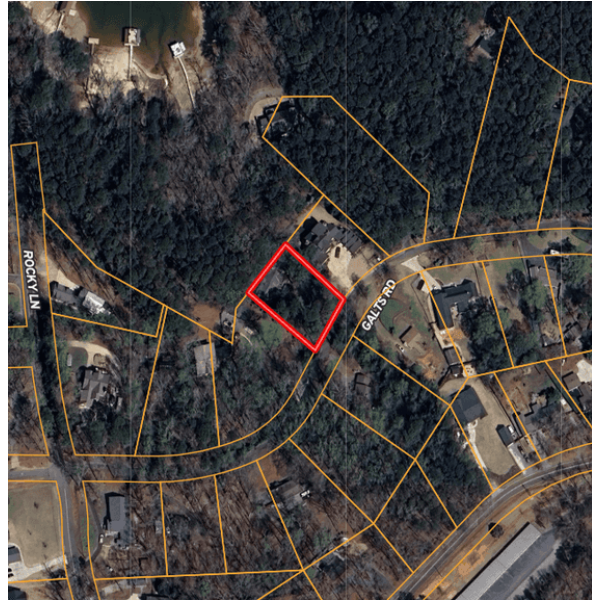


Lake Allatoona Single Family Residence Acworth, GA

Property No.: 6224

Auction No.: 251112



Property Details

Property Type:	Residential
Seller Type:	Trustee's Sale for Division Among Heirs
Auction Type:	Reserve
Beds:	3
Baths:	3
Total Land Area:	0.42 ± Acres
Square Feet:	1,632
Year Built:	1959
Subdivision Name:	Galts Ferry
Lot Numbers:	6
Tax Identification Number:	21N04A-0000A-060-000
County:	Cherokee
Address:	3243 Galts Rd Acworth, Georgia 30102
Occupancy Status:	Vacant
Lat/Lon:	34.13099, -84.64311

Agent Details

Listing Agent Information:

*Mike Loftin
Seven Hills Auctions
770-547-3888
mikeloftin@7hauctions.com*

Buyer Agent Commission:

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

Closing Details

Closing Agent:

*William Phalen
Sherman & Phalen, LLC
1165 Northchase Parkway SE, Suite 450, Marietta, GA
30067
770-579-0109*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

OPEN HOUSE

Saturday, November 1 from 10AM - 12PM

Thursday, November 6 from 2PM - 4PM

Saturday, November 8 from 10AM - 12PM

3243 Galts Rd, Acworth, GA

This property is a part of our auction showcase event featuring a curated collection of residential and commercial properties across Alabama, Georgia, Mississippi, North Carolina, Tennessee, and Texas. Please review the documents & downloads section of this property page for any important documents about this property. Bidding for this auction showcase will end November 12th.

Property Notes:

- Exciting 3 Bedroom, 2 Bath Lake Home
- One of Lake Allatoona's most desirable locations near the Atlanta Yacht Club, Galt's Ferry Landing, Etowah Yacht Club & Harbor Town Marina
- 24 Ft. x 26 Ft. Flexible Galvanized Steel Dock with Covered Boat Slip, Full Sunroof, & 8 Ft. x 12 Ft. Swim Deck
- Home's Main Level has 1,632 SF Living Room. Dining Room plus separate Breakfast Area. Updated Kitchen
- Each of 3 Bedrooms enjoys its own Walk-in Closet
- 2 Balconies- off Master Suite & Dining Area
- Recreational area: fishing, rafting, hiking, golfing, and vineyards
- Partially Finished Basement has 1,533 SF

This is an online auction; final price will be determined at the end of the auction. Please review our terms & conditions for information on the 10% Buyer's Premium, Extended Bidding, and more details.

Selling in Association with: Tony Williams (EXPR Realty) | [404-644-8584](tel:404-644-8584) | Tony@GAhomeinfo.com

Interested in bidding? Press the blue 'Login' button above to begin by creating a new account or signing in to an existing one.

Have an agent? Once a bidder account has been created, agents may fill out and submit a Broker Registration Form located in the downloads section of this page. This will connect agents & bidders in our system.

Want to take a look? To schedule a tour of this property please see the agent details above.

Is this cash only? Bidders may do cash or use a lender. In the documents & downloads section you can see the Closing Fee Sheets for an estimate. Please review our Terms & Conditions for details on Deposits, Closing, and more important details.

How long is closing? We do a 30 day closing period once the sales contract has been signed. For full details on the closing process please review our Terms & Conditions in the documents & downloads section.

Questions? Contact us today! We are happy to assist you with any questions you may have.

Call us at [800-742-9165](tel:800-742-9165) or send us a message at info@7Hauctions.com

Lakefront Living at Its Best

Discover the serenity of lakefront living in this charming retreat on the shores of Lake Allatoona. Perfectly nestled among Japanese maples and a variety of colorful azaleas and beneath a canopy of mature trees, this home offers stunning water views, private access to the lake, and the peaceful rhythm of nature right outside your door.

Step inside to find warm, inviting interiors that blend rustic charm with modern comfort. The spacious living area features a cozy fireplace and large picture windows that frame the beauty of the outdoors. The kitchen opens seamlessly to the dining area, making it easy to host family gatherings or enjoy quiet mornings overlooking the lake.

The primary suite offers comfort and privacy, while the additional bedrooms provide space for guests or a home office. The lower level adds flexibility for a recreation room, workshop, lakeside storage or double garage.

Outside, your private backyard leads gently to the water's edge—ideal for kayaking, sailing, fishing, or sunset evenings by the shore. Whether you're looking for a weekend escape or a full-time lake home, this property offers the rare blend of tranquility and convenience, just minutes from downtown Acworth, Truist Park, North Metro Atlanta, I-75, and all the area's best dining and shopping.

Experience the Lake Allatoona lifestyle every day at 3243 Galts Rd—where nature, comfort, and connection meet.

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165

