

### Flyer Report

**4376 Cherokee Trail  
Gainesville, Georgia 30504  
\$769,500**

**Property Information:**

**Subd/Complex:** None  
**Bedrooms:** 4  
**Baths:** 2  
**Hlf Bth:** 0  
**Yr Built:** 1970  
**FMLS#:** 6596123

**Schools**

**Elem:** McEver  
**Middle:** Chestatee  
**High:** Chestatee



**Remarks**

ONE-OF-A-KIND QUIET AND SECLUDED LAKEFRONT ON LANIER! Newly Renovated whole house! Sip coffee on your screened in porch with nature chirping and deer grazing! Incredible sunsets! Expansive decks and patios. Whole home dehumidifier, 2 lots, 4 side brick. Freshly paved and circular driveway. Fixed pier w/ walkway to lake, lake pump house. Quiet cove and your own beach on Lanier! Rip rap, hydro hoist boat lift and 2 PWC ports. Enclosed dock, deep water all year round! Home accessible to either 985 or GA 400. LAKE LIFE AT IT'S BEST!

**Features**

**Const:** Brick 4 Sides  
**Type:** Single Family Residence  
**Parking:** Garage, Garage Door Opener, Garage Faces Rear, Parking Pad  
**Rooms:** Composition  
**Basement:** Boat Door, Daylight, Driveway Access, Finished, Finished Bath, Full  
**Ownership:** Fee Simple  
**Association Fee:** \$0



**Office**

**CLEY01-Coley Properties, Inc.  
404-710-3296**

**Contact**

**Agent: CHRIS COLEY  
Agent Phone: 404-710-3296  
Office Phone: 404-710-3296**

Saturday, August 3, 2019 8:56 PM

Requested By: CHRIS COLEY

The accuracy of all information, regardless of its source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. Copyright 2019 FMLS