

Agent Full

\$769,500

Coming Soon - 08/13/2019



Residential - Detached  
FMLS #: 6596123 Broker: CLEY01  
4376 Cherokee Trail  
City: Gainesville  
County: Hall  
Subd/Comp: None

Availability: No conditions  
Area: 265  
State: Georgia, 30504-5305  
Unit #:  
Lake: Lanier

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	2	1	0
Lower	2	1	0
Total	4	2	0

SCHOOLS		Bus Rte:
Elem: McEver		
Middle: Chestatee		
High: Chestatee		

Subtype: Single Family Residence  
Levels/Stories: 2  
Year Built: 1970  
Arch Style: Ranch  
Condition: Resale  
Sq Ft/Source: 1,856 / Public Records  
Acres/Source: 0.7600 / Public Records  
Const: Brick 4 Sides

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Directions: 1985N, exit 16 & turn left on Mundy Mill. Rt on McEver. Left on Browns Bridge (Hwy 369). Rt on Cherokee Tr. Stay left at forks OR GA 400N, exit 17 go rt on Keiths Bridge. Rt on Browns Bridge. Left on Cherokee Tr. Stay left at forks. House on left

Public: 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!

Private: Coming Soon

FEATURES

Bedroom: Master on Main, Split Bedroom Plan  
Master Bath: Shower Only  
Kitchen: Cabinets Stain, Eat-in Kitchen, Kitchen Island, Stone Counters, View to Family Room  
Dining: Great Room, Open Concept  
Laundry: Laundry Room, Lower Level  
Rooms: Family Room, Game Room, Workshop

Accessibility: Kitchen, Washer/Dryer  
Appliances: Dishwasher, Disposal, Double Oven, Dryer, Electric Cooktop, Gas Water Heater, Microwave, Refrigerator, Washer  
Basement: Boat Door, Daylight, Driveway Access, Finished, Finished Bath, Full  
Community: None  
Cooling: Ceiling Fan(s), Central Air, Humidity Control  
Dock: Covered/1 Slip, Deepwater Access, Dock Permit  
Electric: 110 Volts  
Exterior: Balcony, Courtyard, Garden, Rear Stairs  
Fencing: None  
Fireplace #: 1  
Fireplace: Basement, Gas Starter  
Flooring: Other  
Grn Bld Cert:  
Grn Efficiency:None  
Grn Gen: None  
Heating: Forced Air, Natural Gas  
HERS Index: 0  
Horse Amen: None  
Interior: Beamed Ceilings, Bookcases, High Ceilings 10 ft Main

Lot Features: Private, Sloped, Wooded  
Other Equip: Dehumidifier  
Other Struct: Boat House, Shed(s), Workshop  
Parking Feat: Garage, Garage Door Opener, Garage Faces Rear, Parking Pad  
Parking Carports: 2  
Garages: 2  
Parking: Enclosed, Patio, Rear Porch, Screened  
Pool Features: None  
Road Front: Other  
Road Surface: Asphalt, Paved  
Roof: Composition  
Security: Fire Alarm, Secured Garage/Parking, Smoke Detector(s)  
Septic Tank  
Sewer:  
Spa: None  
Utilities: Cable Available, Electricity Available, Natural Gas Available, Water Available  
View: Lake  
Water Frntage: 213  
Water on Land: Lake  
Water Source: Public  
Waterfront: Lake, Lake Front  
Windows: None

Tax ID: 08-00037-00-010  
Land/Lot: 0 District: 0  
Plat Book/Page: 0/0  
Listing Conditions: None  
Association Fee: \$0  
Master Assoc Fee: \$0  
HOA Phone:  
Owner Finance: No

Tax/Tax Year: \$4,564 / 2018  
Section/GMD: 0  
Deed Book/Page:  
Special Circumstances: No disclosures from Seller  
Swim/Tennis: \$0  
Home Warranty: No  
HOA Rent Restriction: No  
Owner 2nd: No  
Land Lease: No  
Lot: 34/35 Block: 0  
Lot Dim: 175 x 100  
Initiation Fee:  
Assessment Due/Contemplated: No  
Assumable: No

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 285277  
Firm License#: H-75429  
Office: Colev Properties, Inc. (CLEY01)

Agent: CHRIS COLEY  
Co-Agent:  
Lockbox: Supra  
Owner: CALL AGENT  
On-Market Date: 08/13/2019

Phone/Cell: 404-710-3296/404-710-3296  
Phone/Cell:  
Phone/Fax: 404-710-3296/505-431-7704  
Email: coleyproperties@gmail.com  
Dup FMLS#:   
Owner Phone:  
Original List Price: \$769,500

Selling Comm: 3 VRC: No

Listing Contract Date: 08/01/2019  
Exp Date: 11/27/2019

Saturday, August 3, 2019

9:04 PM

Requested By: CHRIS COLEY