202 Riverhouse Drive, Dahlonega GA 30533

Custom Architectural Home on Etowah Riverfront with Mature Hardwood Trees.

Lots of Privacy.

Over 135 Feet of River Frontage on 1.63 acres.

Gated Private Subdivision of Four Custom Homes on 10.82 acres.

Private Outdoor Living for Entertaining Family and Friends. Enjoy a Peaceful Evening on the Screen Porch or Deck.

Siding is Cypress 6” Tongue and Groove, V-Joint Vertical Siding, unfinished on the outside and is weathered.

Level Walk of 50 Feet to River’s Edge.

Rocking Chair Front Porch and Handicapped Accessible Walkway.

Easy Maintenance Landscape.

Large Deck off riverside of home looking out to Etowah River which is dropped two steps so as not to block the view of the river.

Open Floor Plan with Casual and Formal Dining Spaces.

Two-Story Great Room with large Stone Fireplace and Large Windows all with Views of the Water! Rooms Open to the Deck and Water Views.

Lots of Natural Light.

Interior Wood is Cypress with Beams wrapped in Cypress.

Interior Hardwood Floors are Brazilian Teak, one of the strongest hardwood flooring.

Specialty Front Doors are Solid Wood 0.75” Glass Double Doors 8’-0” high 5’-0” with Wide Panel with Raised Bottom.

All Windows are Vetter Clad Casement Windows. The interior are laminated with paint, varnish or polyurethane to maintain their pristine condition.

All Interior Doors are Six-Panel Solid Wood.

Expansive Master on Main (19' x 18' 5") with Brazilian Teak Hardwood Floors and Direct Access to Deck and River Views. Master Bath with Separate Large Tiled Shower.

Two Additional Bedrooms and Full Baths on Opposite Side on Main Level.

Loft bath features a full four-piece bath with shower.

Laundry room has tub and folding counter.

Mechanical Equipment: 2 heat pumps HVAC, Propane gas cooking and log lighter in the fireplace. Water softener in crawl. 2 HVAC equipment and 2 water heaters are in the attics.

Home is in the flood plain but is built to flood specifications. The large vents are blow out plugs so that if there is ever a major flood they would blow out and relieve the pressure on the home. Water would flow under the home. The house is set back 50 feet from the river. The only mechanical equipment in the crawl space is the well pump and water softener.

The Etowah River has not been out of the banks in 30 years close to the base of the foundation. The home was built with the floor level one foot above the high flood elevation at the time of construction. The GPS flood map elevation has been lowered since construction so it is now at least two feet over the flood elevation. The foundation is supported on 18” diameter caissons which are down to the bed rock anywhere from 3’-0” to 14’-0” below.

Road Maintenance: Road is presently paid quarterly and is presently $202.50. This includes grass cutting, power for the electrically operated gate and telephone for the gate. It may vary when there is no grass to cut of leaves to be blown. Road gravel and scraping is charged, divided by four, when the maintenance is proposed and done when paid by all when needed.