

Charming Lake Cottage



\$ 599,000



199 Herman Sosebee Road, Dawsonville, GA 30534

- » Beds: 3 | Baths: 2 Full
- » MLS #: 7427474
- » Single Family
- » Gentle Walk to Lake Lanier - Perfect for Launching Your Kayak!
- » Beautiful Rock Waterfall Feature
- » More Info: 199HermanSosebeeRoad.IsForSale.com



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Discover this enchanting lake cottage nestled on 1.11 acres, offering seasonal lake views and a gentle walk to the water—ideal for launching your kayak. Step into a beautifully designed open-concept space where the living room, dining room, and kitchen seamlessly blend together, creating an inviting atmosphere for everyday living and entertaining. The layout is enhanced by sliding-glass doors, perfect for hosting gatherings and enjoying effortless indoor-outdoor flow. The primary bedroom conveniently located on the main level provides easy living, while two spacious bedrooms upstairs offer ample space for family or guests. The sellers have meticulously renovated the home with numerous updates including new vinyl flooring, updated kitchen with new cabinets, countertops, tile backsplash, and an apron sink. Additional updates included a new garage door with tracking and motor, a new microwave and dishwasher, a replaced back deck, and a new Owens Corning roof with decking and shingles covered by a warranty (skylight was also replaced). HVAC upgrades include a new A/C unit, heat pump, and a NEST thermostat for enhanced comfort and efficiency. Exterior improvements are extensive

