100613300 | **1226 Lake Drive , Lincolnton, GA 30817** | **Active**
Residential | **Current Price: $325,000**



	Single Family	**# Baths - Full:**	2
Sub-Type:	Residence	**# Baths - Half:**	0
County:	Lincoln	**# Baths - Total:**	2
Location Type:	Mainland	**# Bedrooms:**	3
Subdivision:	Other	**# Rooms:**	5
Secondary Subdivision:	N/A	**Master Bedroom Level:**	Primary Living Area
City Limits:	No	**Fireplace Y/N:**	Yes
Marketing City:	Lincolnton	**Fireplaces Total:**	1
Elem. School:	Lincoln County	**SqFt - Heated (Primary):**	1,288
Middle School:	LINCOLN COUNTY	**Stories Total:**	2
High School:	Lincoln	**Waterfront:**	No
Year Built:	1995	**New Construction:**	No
Zoning:	R-1	**HOA:**	No
Lot Acres:	2.91	**Sign on Property:**	Yes
Lot Dim:	none		

Room Name	Level	Length	Width	Remarks
Master Bedroom	Main	14	18	
Bedroom 1	Main	12	13	
Bedroom 2	Upper	11	11	

Room Name	Level	Length	Width	Remarks
Bathroom 1	Main	8	9	
Bathroom 2	Upper	8	9	
Family Room	Main	15	26	
Kitchen	Main	11	24	

Handicap Accessible: None
Appliances/Equip: Dishwasher; Electric Range; Refrigerator
Basement: Crawl Space
Construction: Wood Frame
Property Condition: Completed
Cooling: Ceiling Fan(s); Heat Pump
Dining Room Type: Combination
Entry Level Information: Entry Level: 1
Exterior Finish: Vinyl Siding
Foundation: Crawl Space
Terms: Cash; Conventional; FHA; VA Loan
Rental Information:
Trash Collection: Other
Furnished: Negotiable
Structure Type:

Flooring: Vinyl; Wood
Fencing: Partial; Wood
Interior Features: Ceiling Fan(s); Eat-in Kitchen
Green Bldg Certify: None
Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0
HOA and Neigh Amenities: Club Membership: None Selected
Total SqFt - Heated (Primary + Separate): 1,288
Heating: Heat Pump
Heating System Fuel Source: Electric
Lot Features: Interior Lot
Laundry Features: Hookup - Dryer; Hookup - Washer; In Kitchen

Patio and Porch Features: Covered; Front Porch
Parking Features: No Garage
Pool Features: None
Roof: Composition
Road Type/Frontage: Asphalt
Showing Instructions: Showing Service
Levels: Two
Water Heater: Electric
Utilities: Fiber Optic; Water Connected
Sewer: Septic Tank
Water Source: County Water
Construction Type: Stick Built
View Type: Pond
Frontage Type: Pond Front

Deed Book: 232
Deed Page: 523

Plat Book: A 8
PID: 59B 041, 59B 042
Tax Identifier: 59b 041, 59b 042

Plat Page: 58 851
Special Assessments: none

Marketing/Public Remarks: Beautiful Home in a Peaceful Lake Community! 1226 Lake Dr Lincolnton Ga. Enjoy privacy and peaceful country living in this charming 3-bedroom, 2-bath home nestled among the trees in a desirable lake community. Situated on two separate lots totaling 2.91 acres, this property offers plenty of space and privacy. The open floor plan features a cozy fireplace, an inviting eat-in kitchen, and a beautiful winding staircase that adds character and charm. Relax on the spacious front porch and enjoy the quiet, natural surroundings. The property also features a pond with a dock, perfect for enjoying the outdoors, and a boat ramp nearby for easy access to the lake. Nice commercial grill for all your barbequing. Fish cleaning sink. If you are looking for a home with privacy, charm, and room to enjoy nature, this property is a must-see! You can purchase the adjoining lot .80 acres for 25,000 making a total 3.71 acres.
Additional Parcels Description: two parcels
Legal: Lot 14 , Lot 42C Lakeview subdivision
Sign on Property: Yes
Directions to Property:

Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty






















































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