



\$ 719,900



35 Melody Ln, Dawsonville, GA 30534

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 7756352
- » Single Family | 2,790 ft<sup>2</sup> | Lot: 63,162 ft<sup>2</sup> (1.45 acres)
- » More Info: [35MelodyLn.IsForSale.com](http://35MelodyLn.IsForSale.com)



**Bohanan Gee Elite Realty**  
 (706) 429-3900 (Kristen Gee)  
 (352) 804-2261 (Tara Bohanan)  
 (706) 203-1124 (Office)  
[bgsells@bgeelitehomes.com](mailto:bgsells@bgeelitehomes.com)  
<http://www.BGEliteRealty.com>



**BOHANAN GEE  
 ELITE REALTY ASSOCIATES**  
 Maximum One Premier Realtors  
 800 Old Dawson Village Rd  
 Ste 210  
 Dawsonville, GA 30534  
 (706) 203-1124

Luxury Rustic Retreat with Custom Craftsmanship, River Rock Stonework, Timber Accents, Wraparound Patio on 1.45 Acres Near Downtown Dawsonville. This is not your typical new construction-it's the kind of home that makes you slow down, look around, and instantly picture your life here. Warm, custom, and full of character, it blends rustic charm with modern comfort in all the right ways. Step inside and you're greeted by soaring ceilings with tongue-and-groove detail and rich hickory plank floors that carry throughout the main living space. It feels open, inviting, and anything but cookie-cutter. The kitchen was designed to be the heart of the home, where warmth and contrast come together effortlessly. Rich, dark cabinetry pairs beautifully with light quartz countertops and a soft, textured tile backsplash, while a stunning live-edge bar/island naturally draws people in. The open layout flows seamlessly into the living area, making it perfect for both everyday living and entertaining. With the option for two walk-in pantries, everything has its place. Just off the dining area, French doors lead to a wraparound patio-ideal for morning coffee, slow evenings, or gathering with friends. The primary suite feels like a retreat of its own, with vaulted tongue-and-groove ceilings and a bathroom that leans fully into that spa-like feel. Picture a freestanding soaking tub set against a floor-to-ceiling stacked stone wall, a walk-in shower wrapped in

