



\$ 1,100,000

## 46 ANGEL HART LN, BLAIRSVILLE, GA 30512, USA

<https://mtnsunriserealty.com>

~LAKE ADVENTURES AWAIT YOU~ This 4 BR/3.5 BA lake oasis exudes warm, inviting character and charm. It is nestled on a gentle but generous lake front lot allowing 100' of shoreline on beautiful Lake Nottely. Meticulously maintained with excellent stabilized rental history. Open floor plan offers a picturesque view of...

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30512, USA

- 4 beds
- 4 baths
- Residential
- Residential
- Active



## BASIC FACTS

**Property ID:** 275236

**Date added:** 02/07/24

**Status:** Active

**Bathrooms:** 4

**Partial Baths:** 1

**Lot size:** 43995.6 sq ft

**Year built:** 2005

**MLS #:** 331317

**Type:** Residential

**Bedrooms:** 4

**Full Baths:** 3

**Area:** 3040 sq ft

**Acres:** 1.01

## PROPERTY DETAILS

**Subdivision Name:** Sunrise Estates

**New Construction:** No

**Architectural Style:** Cabin, Country Rustic

## PROPERTY FEATURES

**Laundry:** Laundry Room, Main Level, In Basement

**Exterior Features:** Dock, Fire Pit

**Basement:** Finished, Full

**Electric Available:** No

**Furnished:** Furnished

**Cooling:** Yes

**Cooling:** Central Air

**Heating:** Yes

**Heating:** Central, Natural Gas, Gas Logs, Ventless Fireplace

**Fireplace:** Yes

**Carport:** No

**Garage:** No

**Pool:** No

**Sewer:** Septic Tank

**View:** Year Round, Lake

**Waterfront:** Yes



**Water Source:** Public Utilities

## LOCATION DETAILS

**Street Number:** 46

**City:** Blairsville

**County:** UNION

**State:** GA

**Postcode:** 30512

**County/Parish:** Union

**Township:** Union

