

# Lake Lanier Grass to Water



**\$ 899,900**



**3312 Edgewater Terrace, Gainesville, GA 30501**

**WEB: [3312EdgewaterTerrace.com](http://3312EdgewaterTerrace.com)**

- » **Beds:** 4 | **Baths:** 3 Full
- » Single Family | 3,559 ft<sup>2</sup> | Lot: 15,246 ft<sup>2</sup>
- » Single slip dock with party deck
- » Year-round views from the sunroom
- » Terrace level finished with 2nd kitchen perfect for guests or Airbnb
- » Dead-end street close to Lake Lanier Olympic Park, shopping, restaurants and hospital
- » Two masonry fireplaces - one on each level

QR Code



**Kim Waters**  
**(770) 540-3788 (Cell)**  
kim@kimwaters.com  
<http://www.kimwatersrealtor.com>



**The Norton Agency**  
434 Green Street  
Gainesville, GA 30501  
(770) 532-0022



Never before on market, this home has been in the same family since new in the 60s. With a rare mowing permit, you will enjoy grass to water, year-round sunset views in a location that can't be beat, close in to Gainesville, 985, shopping and hospitals.

