

40 MONTANA WAY

\$335,000 ASKING PRICE



Enjoy living at the lake...year round!



- Home is on .48 acres and includes an additional .50 acre vacant lot
- Approximately 3,362 sq.ft.
- 3 bedrooms/2 lofts/3 bath

70 MONTANA WAY

\$315,000 ASKING PRICE



- Home is on .59 acres and includes an additional .50 acre vacant lot
- Approximately 2,262 sq.ft
- 3 bedrooms/3 bath/1 loft

PROPERTY FEATURES

Property is located on the North/West end of Lake Wedowee with views of some of the most pristine rural geography on the lake. Enjoy an exclusive remote area for privacy. Also, conveniently located near a public boat dock and a waterfront restaurant with access to fuel tanks.

Both properties enjoy the following amenities:

- Private dock and Sea Wall
- Tram transport to water
- Easy road access

DIRECTIONS TO PROPERTY

- Take Hwy 48 into Wedowee
- Take right on 431
- Cross 2 bridges to County Rd 82
- Turn left (Gas station on left, sign on right The Chow House Sandwich Shop)
- Continue until you cross Fosters Bridge, past boat ramp on right
- Past 1st road Ivy Road, Turn Right onto Waters Drive (small road) and continue to the end of the road
- Continue up a paved drive way that will lead you to the houses.

Paula Simmons 678-601-0225 or 770-490-9614
psimmons@mcintoshcommercialbank.com

