

3056 CLEAR COVE WAY

GAINESVILLE GA 30506

LAKE LANIER | PRIVATE DOCK

4 BEDROOMS

3 BATHS

2,662 SF

1.29 ACRES



- No HOA
- 140' of Lake Lanier frontage on Army Corps shoreline
- Single-slip private dock with party deck on Tranquility Cove
- Easy walk to dock
- Quick access to Gainesville Marina & Sardis Creek boat ramp
- Large lot on quiet cul-de-sac
- Fenced back yard
- Screened porch w/ beamed tongue-and-groove ceiling
- Side porch w/ grilling area
- All-electric systems & appliances
- Hardwood floors
- Granite counters
- Open main floor plan w/ vaulted ceiling
- Second floor loft area & primary's suite
- Whirlpool tub
- Covered rear patio
- Walk-out terrace level w/ flex/bedroom & full bath
- Large 2-car garage w/ lots of storage area
- Exterior door alarms

OWNER IMPROVEMENTS

- 2/2025 - New water heater
- 7/2023 - Septic tank pumped
- 11/2022 - New microwave
- 7/2022 - New HVAC downstairs
- 5/2021 - New roof
- 4/2021 - New septic pump
- 4/2021 - Added carpet on stairs
- 10/2020 - New oven
- 3/2020 - Replaced boards on dock
- 5/2019 - Added stainless cables on dock
- 6/2018 - Added jet ski port
- 4/2017 - Screened deck