

Southern Living with a water view.
12466 Alabama Highway
Ringgold, GA 30736

\$740,000
4.960± Acres
Catoosa County



**Southern Living with a water view.
Ringgold, GA / Catoosa County**

SUMMARY

Address

12466 Alabama Highway

City, State Zip

Ringgold, GA 30736

County

Catoosa County

Type

Residential Property, Single Family, Recreational Land

Latitude / Longitude

34.813188 / -85.141892

Dwelling Square Feet

2697

Bedrooms / Bathrooms

3 / 3.5

Acreage

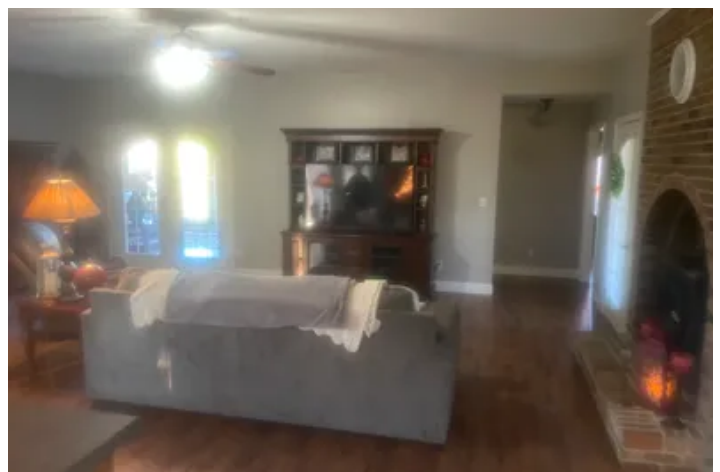
4.960

Price

\$740,000

Property Website

<https://www.mossyoakproperties.com/property/southern-living-with-a-water-view-catoosa-georgia/48757/>



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PROPERTY DESCRIPTION

Come and enjoy half of a beautiful private pond while sitting, relaxing, and watching the sun go down in the afternoons on your private dock. This property features a 3 bedroom and 3.5 half bath residence. When you pull up the driveway all your cares will drift away as you see the beautiful country setting that you call home. The home boasts lots of extra high ceilings and a beautifully designed sunroom overlooking the water. A large dining area for family gatherings and plenty of working space with a large detached 3 car garage and large workshop. If that isn't enough, it has room for your guests to stay in the detached living space behind the above-ground pool.

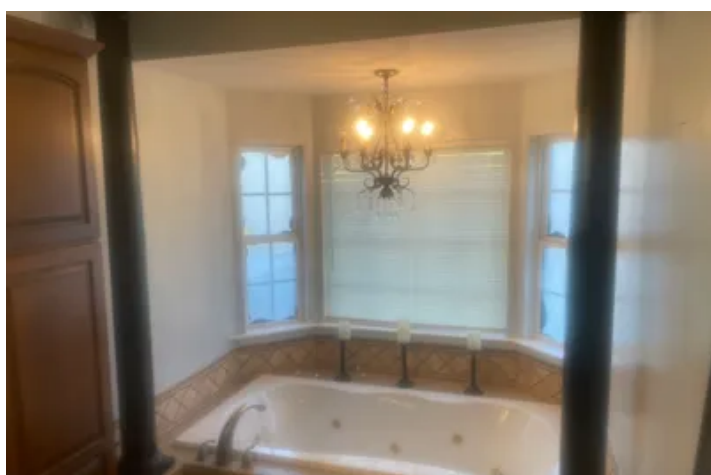
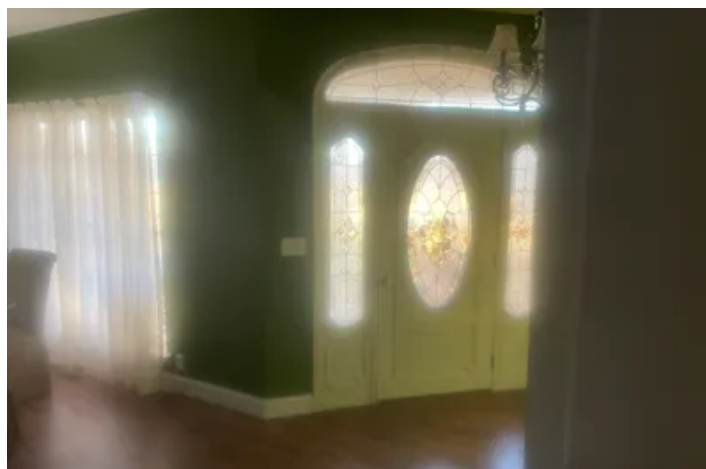
Features Include:

- 2697 sq ft. 3br/3.5ba built in 1999
- 4.96 acres
- Two-car garage
- Brick/ vinyl exterior
- Flooring Hardwood, vinyl plank, tile
- Fireplace-woodstove
- Full baths in each bedroom
- Private dock
- Newer roof main house
- 1-2 lb. bass in pond
- New side deck overlooking the water
- Ownership of half of the pond
- Guest living 2br/2ba
 - Additional 3 car garage and large workshop
 - Woodstation elementary/ Heritage middle/high
 - 7 miles to I-75

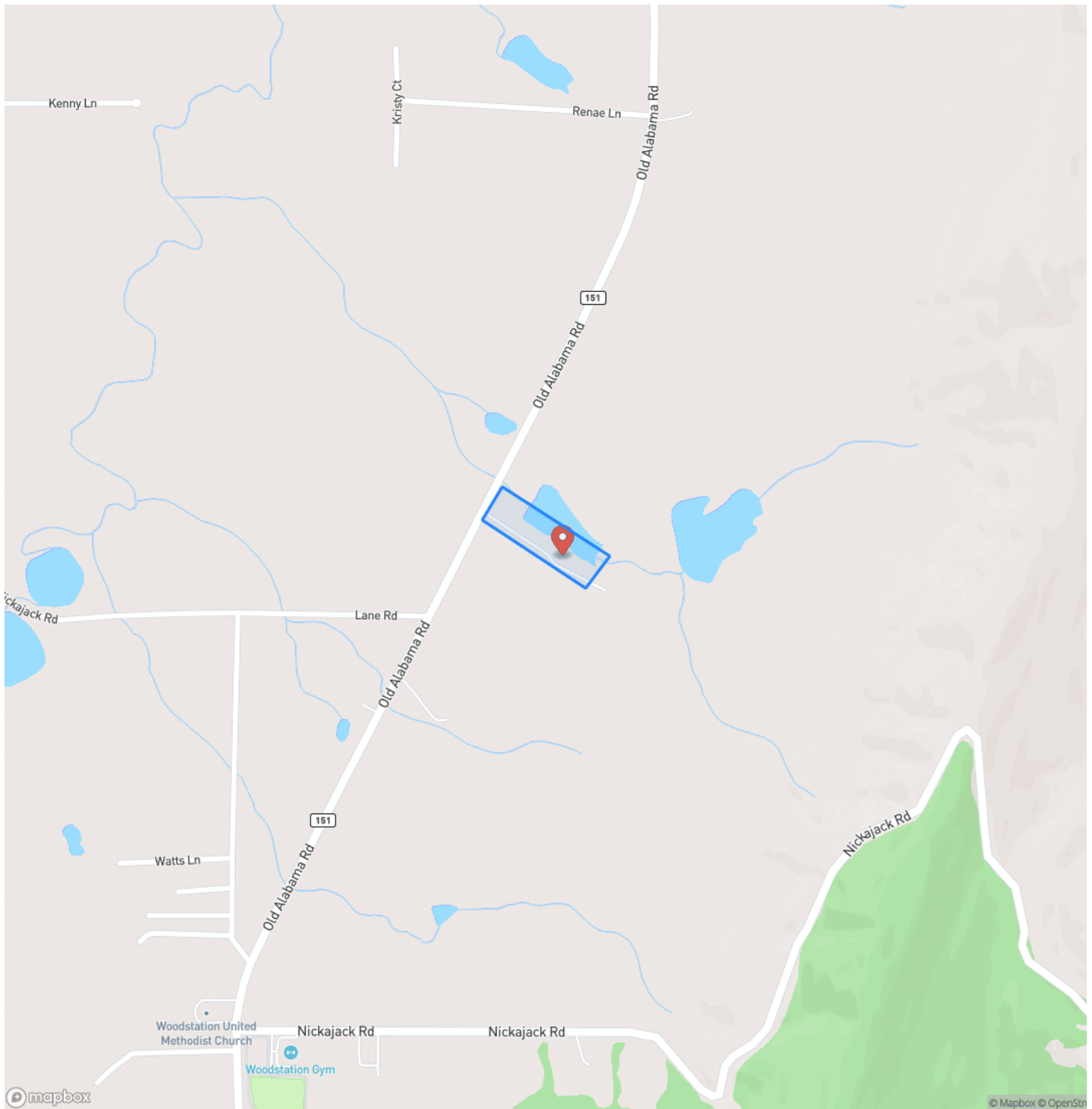
If this sounds like a place that you would like to call home, call Chuck Williams-agent at [423-883-4803](tel:423-883-4803) . This property will be shown by appointment.



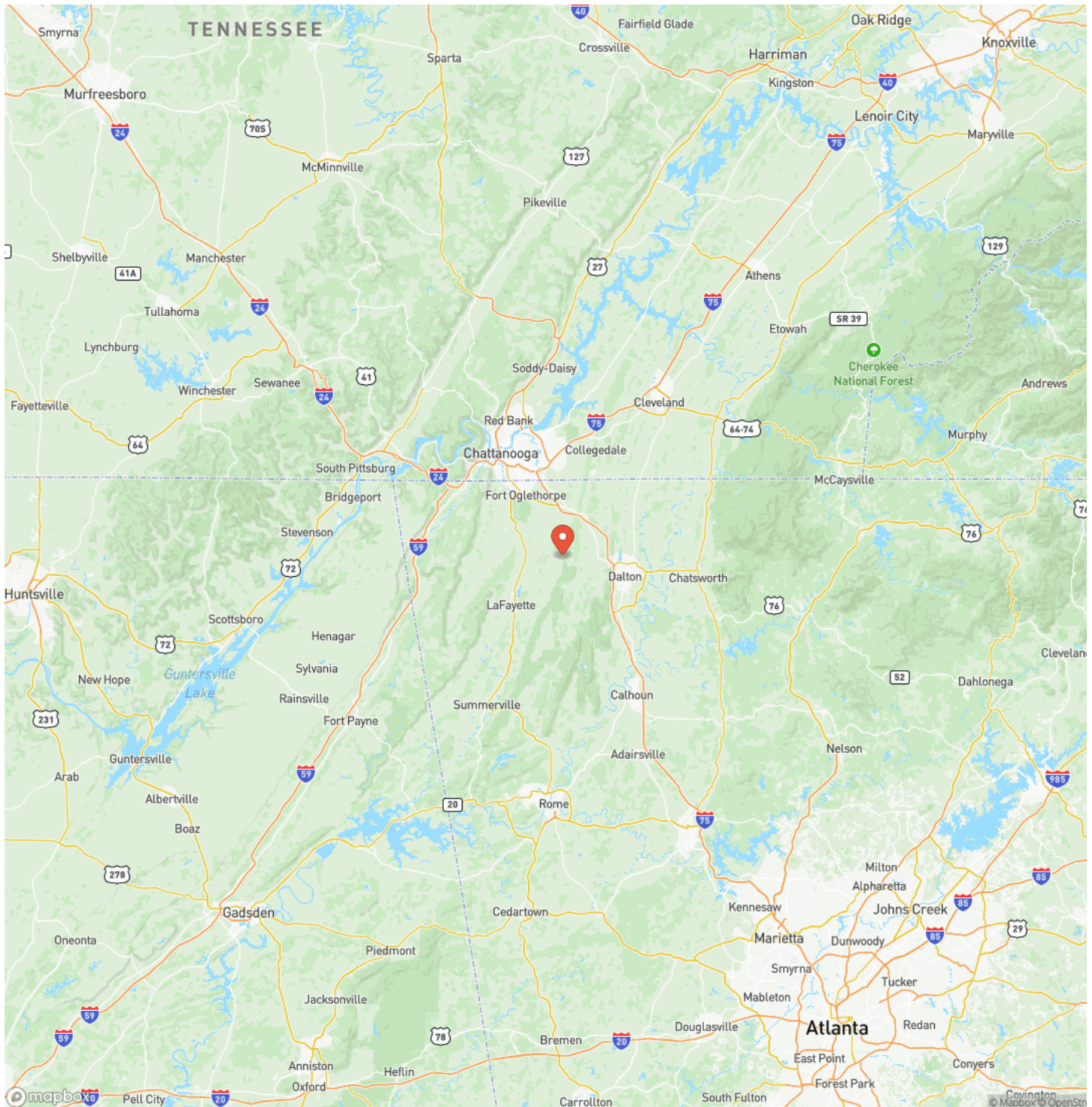
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Locator Map



Locator Map



Satellite Map



**Southern Living with a water view.
Ringgold, GA / Catoosa County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Williams

Mobile

(423) 883-4803

Office

(478) 978-0039

Email

cwilliams@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

Perry, GA 31069

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Legacy Realty Services

1026 Ball Street
Perry, GA 31069
(478) 988-0039
MossyOakProperties.com

