

Sale Name: Commercial, Residential, Undeveloped Lots, and More! Fall Multi-parcel Auction

LOT 104 - 2BR/1BA Home located at 20 Park St (E19Y 078)



Description

Cave Spring, Floyd County, GA
Property located at 20 Park Street

[\[Click Here for Property Specific Terms and Conditions\]](#)



Charming Cottage with Creek Frontage in Historic Cave Spring, GA (Parcel #E19Y 078)

Introducing the Edward K. Hendrix, Sr. Estate, a rare opportunity to own a piece of history in one of the most desirable neighborhoods in downtown Cave Spring, GA. This quaint 2-bedroom, 1-bathroom cottage sits on a spacious lot with an impressive 334± feet of frontage along the serene Little Cedar Creek, a magnificent trout stream that winds through the heart of this charming community.

Property Highlights:

- **Historic Cottage:** Built in 1945, this lovely home has been well-preserved with renovations over the years, including updates to the kitchen and bathroom. The original character remains intact, featuring a formal living room with a classic brick fireplace and exquisite built-in shelving that add to the home's timeless appeal.
- **Versatile Living Spaces:** The two bedrooms offer cozy retreats, with one bedroom featuring a brick fireplace and natural gas logs—perfect for use as a home office, den, or additional living space.

- **Creekside Living:** Enjoy the tranquility of Little Cedar Creek right in your backyard. With 334± feet of creek frontage, this property offers a peaceful, natural setting that is rare to find in such a prime location.
- **Renovation Potential:** Whether you're looking to restore this cottage to its former glory or make modern updates, the potential for this home is immense. Given its location in a sought-after area, your investment is poised to grow.
- **Prime Location:** Located in a historic neighborhood in downtown Cave Spring, you're just a short stroll away from local shops, restaurants, and the community's iconic Cave Spring Park.
- **Historical Note:** Constructed in 1945, this home has been a cornerstone of the community for nearly 80 years, having changed hands only five times according to county records. Owning this home means becoming a part of its storied history, continuing its legacy for future generations.

This property is a unique find, combining historic charm, a prime location, and natural beauty with the potential for further enhancement. Whether you're looking for a peaceful retreat, a charming primary residence, or a wise investment, the Edward K. Hendrix, Sr. Estate is a perfect choice.

[Referral Form](#)

PROJECT MANAGERS: Tom Lindsey – 770.546.2510 – tlindsey@dempseyauction.com

INSPECTION: The property is available for Private Inspection. Please Contact our Office for your Personal Tour.

TERMS AND CONDITIONS: 10% Buyer's Premium to be charged on **ALL** Purchases. 10% down on sale day, balance due at closing.

CLOSING: All real estate sales close 30 days from sale date.

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

ONLINE BIDDING: Simulcast Online Participation/Bidding is available now for Real Estate through our Online MarkNet Platform.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, inventory catalogs or further sales information on this auction, call us by name at 800.DEMPSEY (800.336.7739)

Quantity: 1



<https://bids.dempseyauction.com/>