



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

109 E CIRCLE DRIVE, ROSSVILLE
HOME ON 2.85± ACRES
CATOOSA COUNTY, GA
\$575,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CATOOSA 2.85

PROPERTY PROFILE

LOCATION:

- 109 E Circle Drive
Rossville, GA 30741
- Catoosa County
- 2.7± Miles to Ft Oglethorpe, GA
- 6.7± Miles to Chattanooga, TN
- 26± Miles to Dalton, GA
- 59± Miles to Ft Payne, AL

COORDINATES:

- 34.98045, -85.2585

PROPERTY USE:

- Residential
- Investment
- Multi Family

PROPERTY INFORMATION:

- 2.85± Acres
- 3 Parcels
- 3,775± SF Home
- 3 Bedrooms
- 2 Full Baths and 2 Half Baths
- Safe Room/Laundry Room
- 4 Car Garage
- Foam Insulated Shop
- Heated Pool
- Outdoor Kitchen & Fire Place

TAX INFORMATION:

- \$2,466.69 - Parcel 0001A-073
- \$149.41 - Parcel 0001A-050
- \$140.75 - Parcel 0001A-048



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JUSTIN HASTY

LAND SPECIALIST

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P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CATOOSA 2.85

UNCOVER A UNIQUE TREASURE IN ROSSVILLE, GEORGIA! This Catoosa County place is special and offers several possibilities spanning 2.85± acres. Just minutes from Chattanooga's vibrant heart, the remarkable property features three parcels, a 3,775± square foot home and an outdoor oasis.

The house sits proudly atop a hill boasting stunning views. An asphalt driveway, three bedrooms, two full baths, two half baths and a host of upgrades will catch your attention. Other features include window seals, fresh paint, remodeled bathrooms, a tankless water heater, a washroom that doubles as a safe room and a man cave. Enjoy the 2021 in-ground heated pool, outdoor fireplace, and kitchen! This area is perfect for entertaining family and friends.

Whether it's creating your family compound or capitalizing on an investment, this property is a canvas for your dreams and has something for everyone. See how your visions can come to life with this rare find!

Call Justin Hasty to schedule a private tour today and experience the endless possibilities awaiting you in Rossville.



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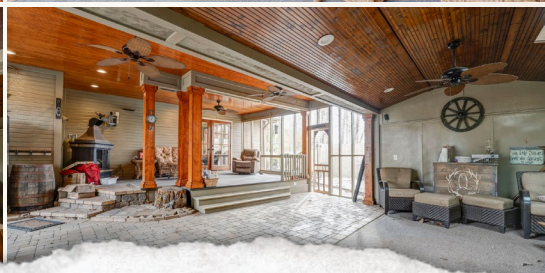
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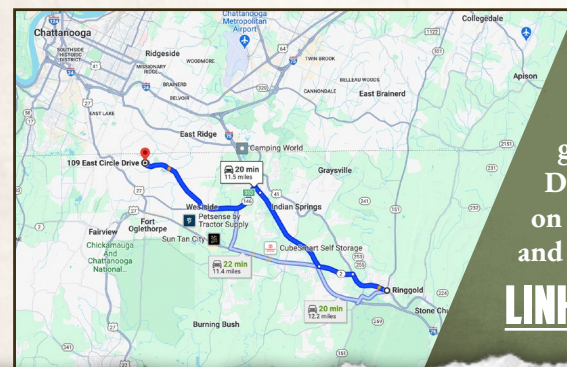
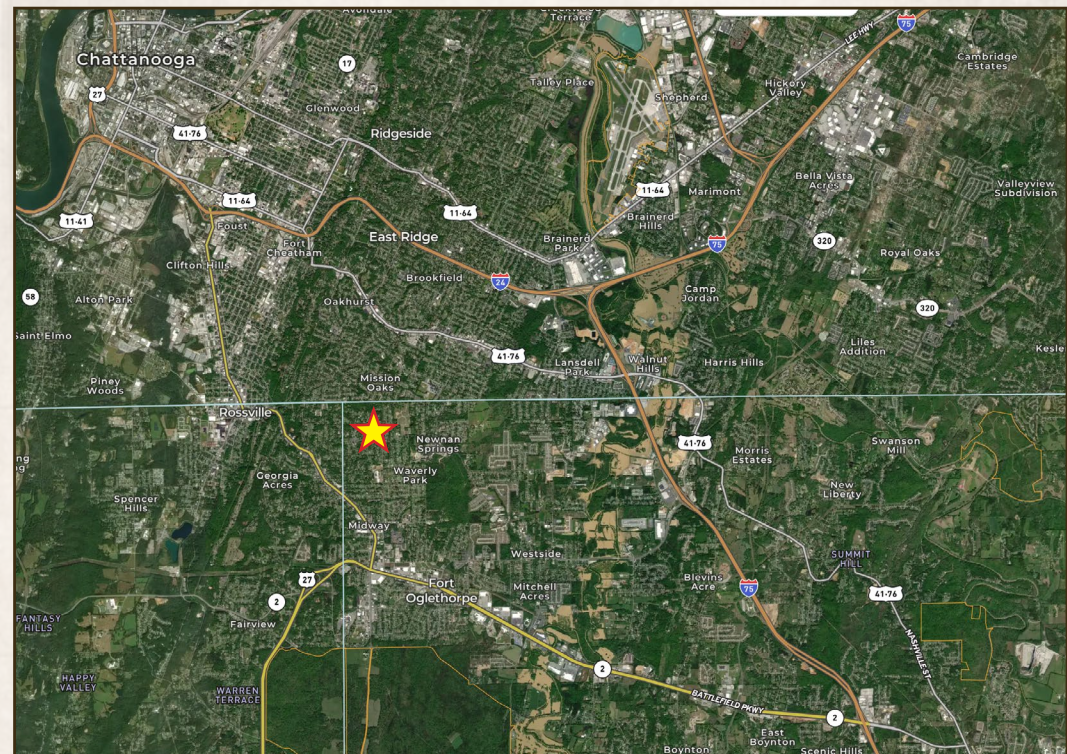
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Directions From Ringgold, GA:
Travel I-75 north to the Cloud Springs Road exit. Make a left and go to Lakeview Drive then turn right. Drive until you come to E Circle Drive on the right. Turn right and the driveway and sign will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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