



Lot 84 Tuscan Landing, La Sole Lane,
Waverly, GA 31565



Fantastic Waterfront on 2.6+/- Acres

PROPERTY INFORMATION SHEET

PRICE: \$169,900 ACREAGE: 2.6+/- Acres COUNTY: Camden AREA OF COUNTY: Northern

DISTRICT: SECTION: LANDLOT:

TERMS: Cash TOPOGRAPHY: Flat

STREAMS ON PROPERTY: Gowrie Creek frontage

DESCRIPTION: FABULOUS WATERFRONT and plenty of it with generous frontage, combined with choice circumstances on this 2.6+/- acre tract in a private and protected development. The robust deep-water tidal flow which the property fronts – Gowrie Creek - feeds the Little Satilla River which flows into the Jekyll Sound and Intercoastal Waterway and Atlantic Ocean. You can boat all the way down to the Ocean from this property. The water on this tract is easily accessible and you'll be able to walk or drive to the water's edge. The views up and down the water are long range with quiet marsh directly across and no one else is in sight. You'll have the option of siting your home to take advantage of all the waterfront views in total privacy or construct a showplace open to the paved cul-de-sac. Nicely wooded with palms and live oaks and sprinkled with a few tall pines and eastern red cedars. Utilities at the property include power, water, and sewer. AT&T fiber is in the area. Tuscan Landing is gated with protective covenants and is immaculate and well-maintained. The private amenities you'll enjoy include a boat launch and a dock and a landing plus a convenience pavilion alongside including restrooms. A sports field, playground, and picnic area add to the activities. You're fewer than 10 minutes from Interstate I-95 which will take you all up and down the East Coast. Brunswick is about 20 minutes away and a milk run less than half that. Jekyll and St. Simon's Islands are but a short commute over the Intercoastal. This is not just the best waterfront lot in the Community but the sheer scenic appeal plus amenities make it one of the finest in the area.

SCHOOL-ELEM: MIDDLE: HIGH:

SETTING/LAND: Beautiful tidal waterfront property in a choice protected development.

BUILDINGS ON PROPERTY: None COVENANTS: Yes POWER/TELEPHONE: Electricity at property

STREET/ACCESS: Paved Street Cul-de-Sac PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From I-95 @ Exit 26: Take Dover Bluff Rd west for 1.7+/- miles and turn left onto Hwy 25, go 3 miles turn right into Tuscan Landing. NOTE: Gated entry, contact Brokerage for appt. and they will accompany you in.

Vic Dover: 706-265-5855
www.vinsondoverrealty.com

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