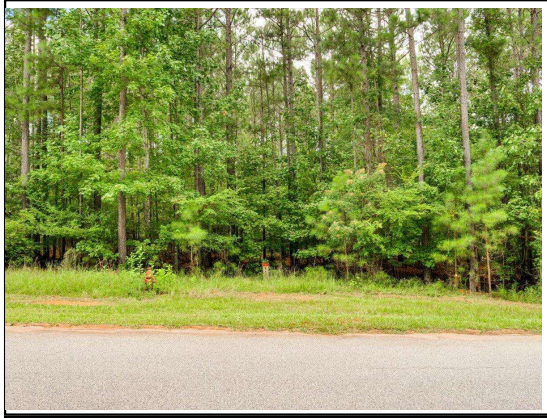
98224302 | **Lot 58 Lighthouse Pointe , Lincolnton, GA 30817** | **Active**
Land | **Lot # 58** | **Current Price: $39,000**



Sub-Type:	Residential Lot	**HOA:**	Yes
City Limits:	No	**HOA Annual Amt:**	$31.25
County:	Lincoln	**Zoning:**	R-1
Location Type:	Mainland	**Acres - Total:**	1.3
Lot #:	58	**Deed Restrictions:**	Yes
Marketing City:	Lincoln	**Lot Dimensions:**	111'x559'x100'x535'
Subdivision:	Providence Ferry	**Lot SqFt:**	56,628
Elementary School:	Lincoln County	**Total Road Frontage:**	111
Middle School:	LINCOLN COUNTY	**Water Frontage:**	100
High School:	Lincoln County	**Waterfront:**	Yes
		Waterview:	Yes

Bldgs on Property: None; See Remarks
Current Use: Recreational; Residential; Single Family; Vacant; Other; See Remarks; Horses
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Construction to Perm.; Conventional; Federal Land Bank; Lot Loan; Will Not Divide; None; Other; See Remarks
Fuel Tank: None
HOA: Association Fee 1/Year: 375; Association Name: Silverleaf Management

Fencing: None; See Remarks
HOA and Neigh Amenities: Barbecue; Boat Dock; Boat Slip - Assign; Cabana; Clubhouse; Jogging Path; Maint - Comm Areas; Maint - Grounds; Maint - Roads; Management; Master Insure; Park; Picnic Area; Playground; Recreation Nearby; RV Parking; RV/Boat Storage; Storage; Street Lights; Trail(s); Waterfront Community; Other; See Remarks; Club Membership
Lot Features: Dead End; Deeded Water Rights; Gentle Sloping; Irregular Lot; Level; Rectangular Lot; Rolling Slope; Secluded; Sloped; Subdivided; Subdivision; Wooded; None; Other; See Remarks
Lot Water Features: Boat Slip; Cove; Creek; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Dock; Lake Privileges; Water Access Comm; None
View Type: Creek/Stream; Lake; Marina; See Remarks; Water
Frontage Type: Creek; Lakefront; Marina Front; See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Private Road; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: Showing Service; None; Other
Topography: Level; Rolling; Sloped; Undeveloped; Wooded; See Remarks
Utilities: Electricity Available; None; Phone Available; Private; Sewer Not Available; Underground Utilities; Water Available; Other; See Remarks
Sewer: None; Septic Tank
Water Source: County Water; Public

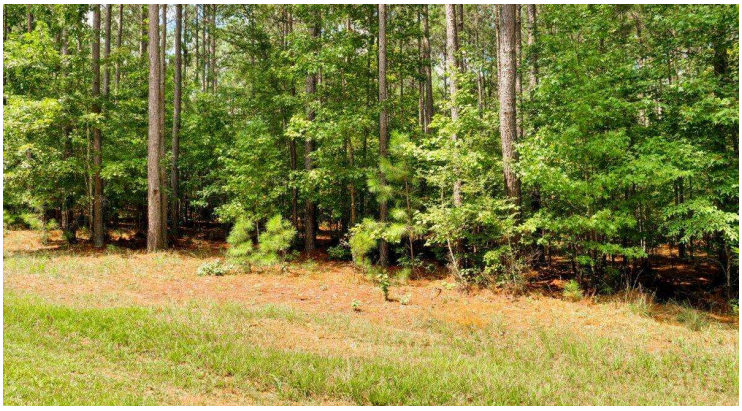
Cobra Zone:	No	**Tax Identifier:**	18b172	**Plat Page:**	170
Total City Real Estate Property Tax:	0	**PID:**	18b172	**Total Real Estate Property Taxes:**	333.93
Deed Book:	325	**Plat Book:**	PCA		
Deed Page:	463				
Deferred Taxes:	No			**Special Assessments:**	0
				Tax Assessed Value:	$33,700
				Tax Year:	2025

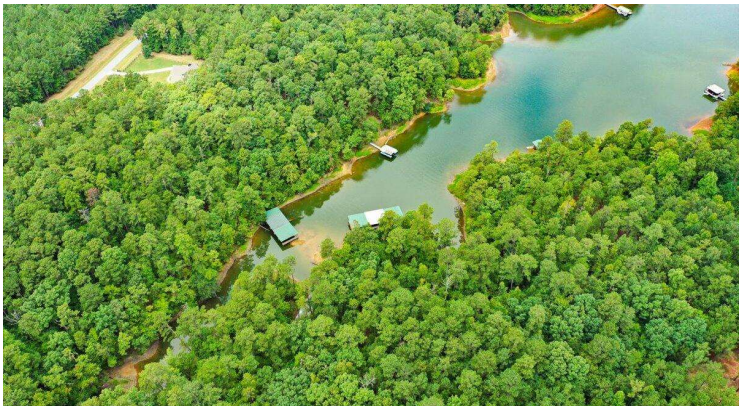
Marketing/Public Remarks: LAKEFRONT w/ Dock Slip 1.30 Acre Lot!! Lot 58 on Lighthouse Pointe in Providence Ferry!! This lot is one that has been assigned a slip in a 6-slip covered dock that is designated for specific lots, it does offer great lake access to walk down to the lake - corps of engineers will allow for a path from your property line down to the lake as well as an underbrush permit. This tract is very level with mature pine trees and some hardwoods through out. There are several areas that would allow for a great homesite and with the large acreage it could be as secluded as you would like. The lot does start to slope back once you get to the corps line / back property line - you can see the lake from your back property line.
Utilities include electric, water, phone, and high speed internet - will REQUIRE a septic tank. Providence Ferry is one of my favorite Lake Communities with extraordinary lake views, great neighbors, close proximity to a boat ramp, RV and boat storage available, community boat dock, community pavilion and tons of green spaces. There is a HOA and Building Restrictions in this lake community, sorry no mobile homes. Come and see this tract of land to build your lake home in Providence Ferry. HOA is 375 annually per lot
Legal: Providence Ferry Subdivision, Block B, Lot 58
Historical MLS Number: 541658

Directions to Property: From the Lincolnton City Limits head East on Washington Street / US Hwy 378 towards McCormick. Make a Left onto GA Hwy 79 / Goshen Street. Make a Right onto Murray Creek Road. Once you enter Providence Ferry go around the fountain to the 2nd Street Providence Ferry Road. Take the 2nd Right onto Lighthouse Pointe and the property will be on your Lefthand Side.

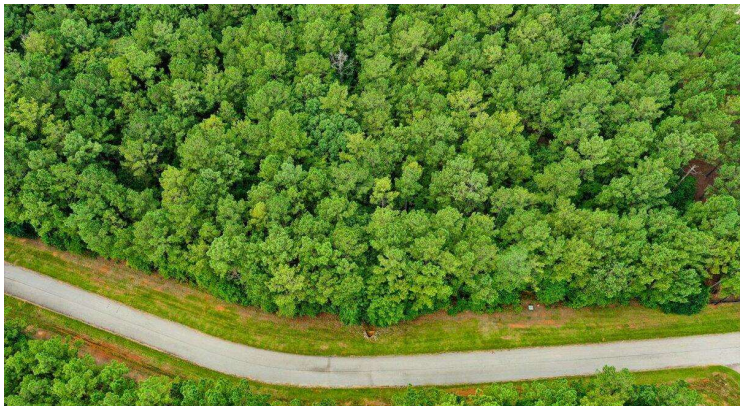
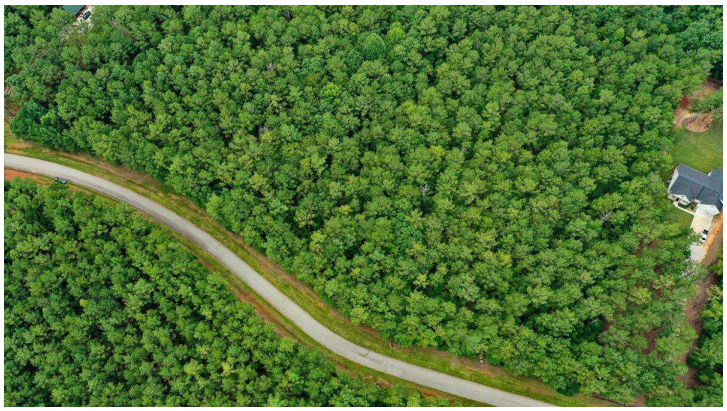
Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty

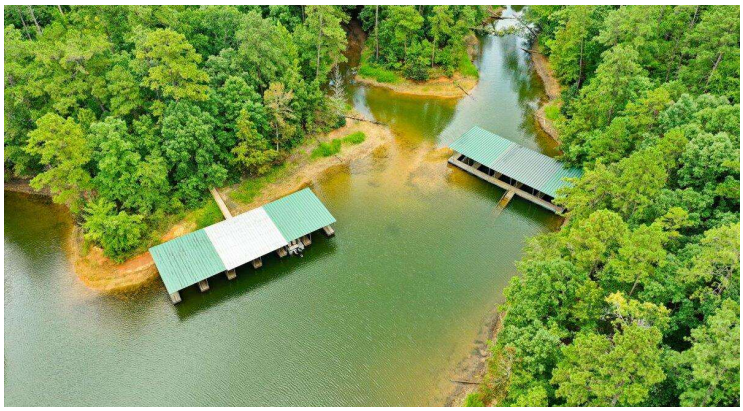
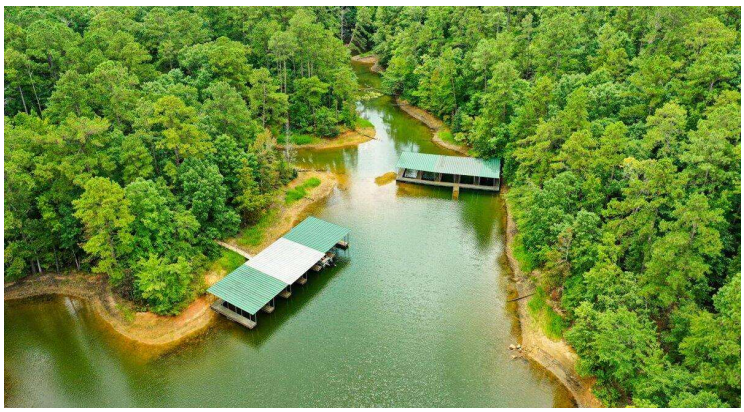


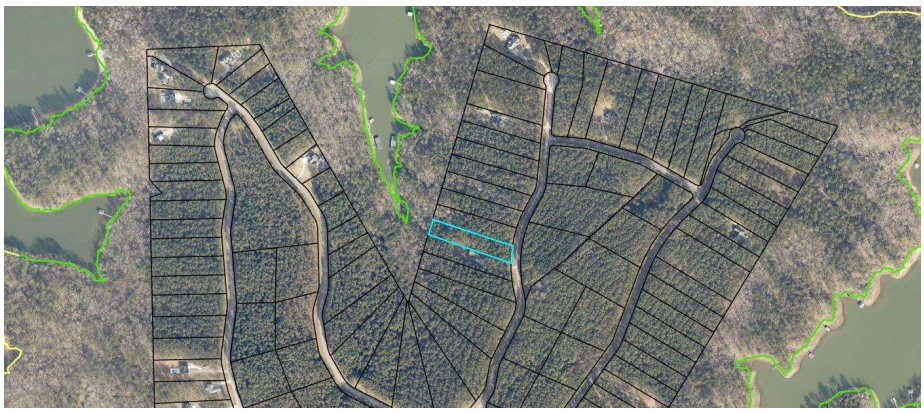





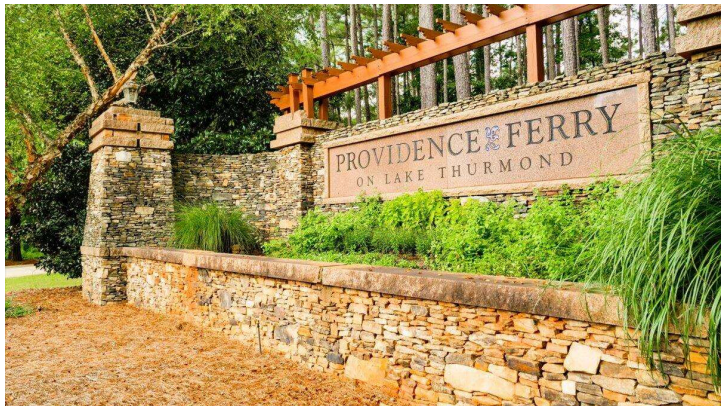


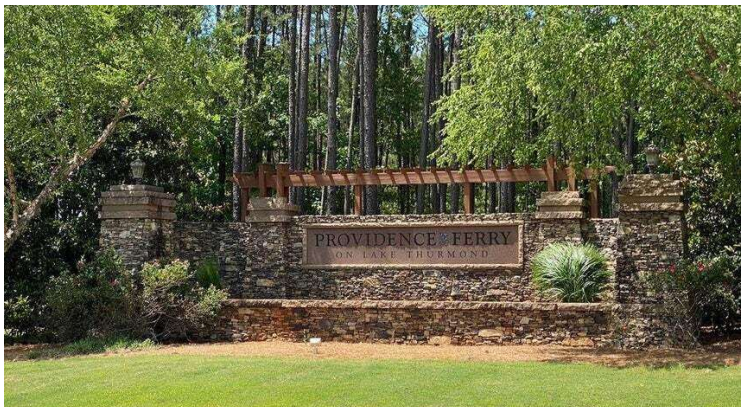





Future
Development
The Cove
FISHING
CREEK
The Inlet


PROVIDENCE FERRY
ON LAKE THURMOND

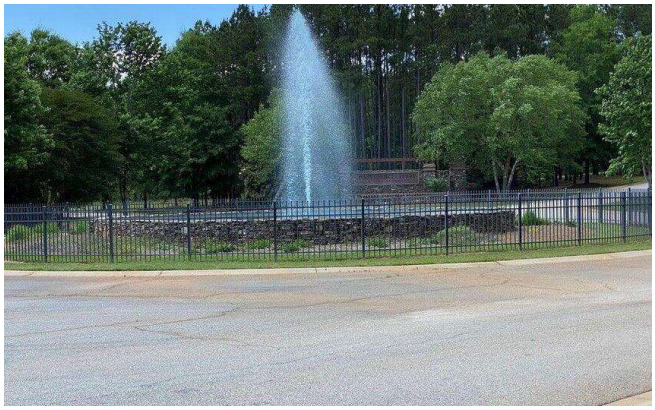

PROVIDENCE FERRY
ON LAKE THURMOND



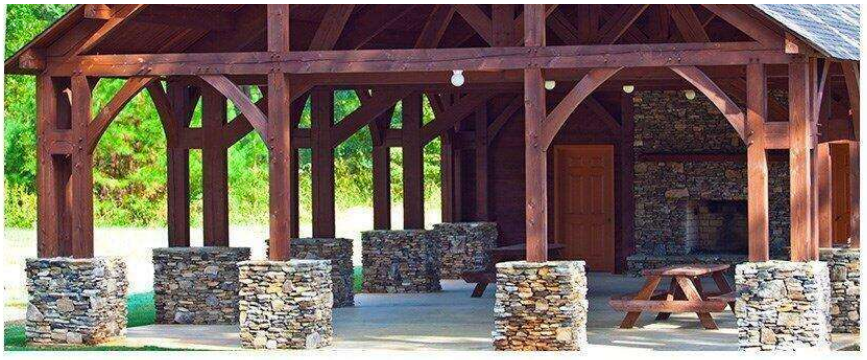




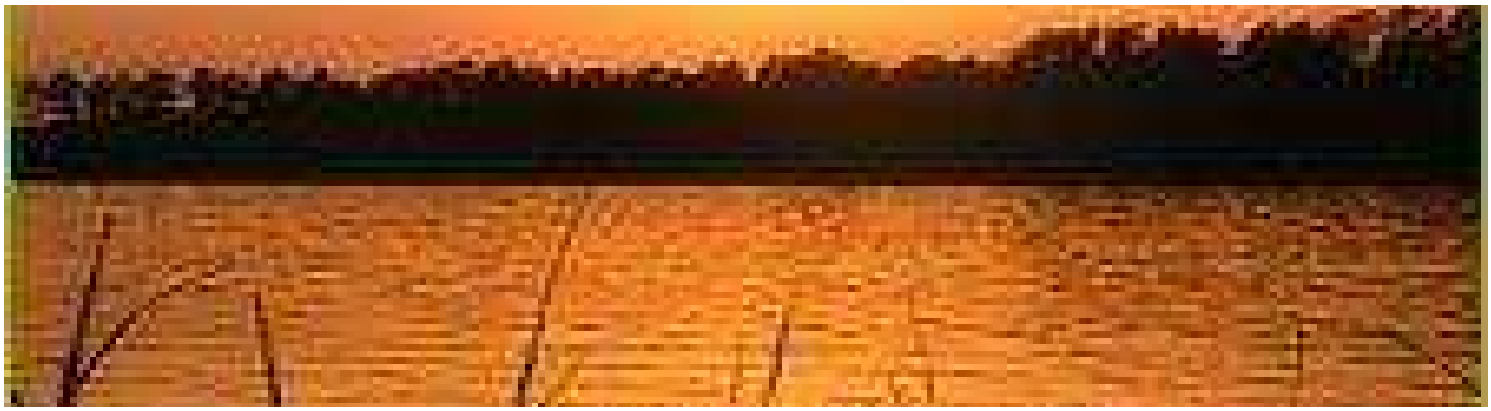














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