98254467 | **Lot 62 Wisteria Drive , Lincolnton, GA 30817** | **Active**
Land | **Lot # 62** | **Current Price: $59,000**



Sub-Type:	Residential Lot	**HOA:**	Yes
City Limits:	No	**HOA Annual Amt:**	$31.25
County:	Lincoln	**Zoning:**	R-1
Location Type:	Mainland	**Acres - Total:**	0.75
Lot #:	62	**Deed Restrictions:**	Yes
Marketing City:	Lincoln	**Lot Dimensions:**	100' x 327' x 100' x 327'
Subdivision:	Eagle Pointe		
Elementary School:	Lincoln County	**Lot SqFt:**	32,670
Middle School:	LINCOLN COUNTY	**Total Road Frontage:**	100
High School:	Lincoln County		
		Water Frontage:	100
		Waterfront:	Yes
		Waterview:	Yes

Bldgs on Property: None; See Remarks
Current Use: Recreational; Residential; Single Family; Vacant; Other; See Remarks
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Conventional; Lot Loan; Will Not Divide; None; Other; See Remarks
Fuel Tank: None
HOA: Association Fee 1/Year: 375; Association Name: Eagle Pointe

Fencing: None; See Remarks
HOA and Neigh Amenities: Boat Dock; Maint - Comm Areas; Maint - Grounds; Maint - Roads; Management; No Amenities; Recreation Nearby; Street Lights; Trail(s); Waterfront Community; Other; See Remarks
Lot Features: Cul-De-Sac; Dead End; Deeded Water Rights; Gentle Sloping; Level; Rectangular Lot; Rolling Slope; Secluded; Sloped; Subdivided; Subdivision; Wooded; Other; See Remarks
Lot Water Features: Cove; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Lake Privileges; Water Access Comm; None
View Type: Lake; See Remarks; Water
Frontage Type: Lakefront; 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
Water Source: County Water; Public

Cobra Zone:	No	**Tax Identifier:**	11h062	**Plat Page:**	159
Total City Real Estate Property Tax:	0	**PID:**	11h062	**Total Real Estate Property Taxes:**	407.56
Deed Book:	321	**Plat Book:**	PCA		
Deed Page:	583			**Special Assessments:**	0
Deferred Taxes:	No			**Tax Assessed Value:**	$41,800
				Tax Year:	2025

Marketing/Public Remarks: LAKEFRONT & DOCKABLE W/ APPROVED DOCK SITE!! Lot 62 in Eagle Pointe is 0.75 Acres that you can SEE THE WATER from the street, plus will have beautiful views from wherever you build your Lake Home! This lot is fairly level with minimal slope throughout the lot. This lot is truly ready for you to build your next lake home, soil survey / perc test has been done and county approved for conventional septic system, all other utilities available at the road, USACE Special Use Shoreline Dock Permit approved with dock in place currently. The dock that is currently in place is being moved soon and will NOT Convey with the sale of the property. The Eagle Pointe lake community is known for being on one of the prettiest parts of our lake along Fishing Creek. This community does have an HOA and building restrictions - sorry no mobile homes. HOA is 375/year. Come and see this beautiful LAKEFRONT Dockable Lot in Eagle Pointe.
Legal: Eagle Pointe Subdivision Lot 62
Historical MLS Number: 550077

Directions to Property: From the Lincolnton travel East on Washington Street/US Hwy 378. Make a Left onto Goshen Street/Ga Hwy 79. Continue onto Elberton Hwy/Ga Hwy 79. Make a Right onto Fishing Creek Estates Rd. Continue on this road into Eagle Pointe lake community & follow the road to the dead end which will be Wisteria Dr. Make a Right onto Wisteria Dr the property will be on the Left past 1038 Wisteria Dr

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



Road Frontage



Road Frontage



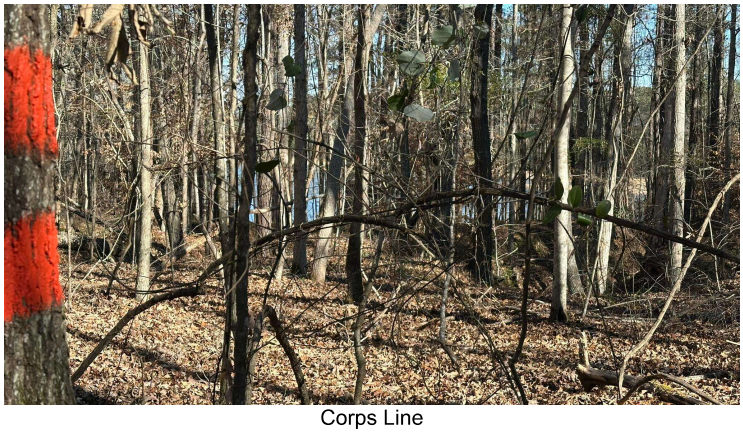


Road Frontage









Corps Line





USACE Approved Dock Site



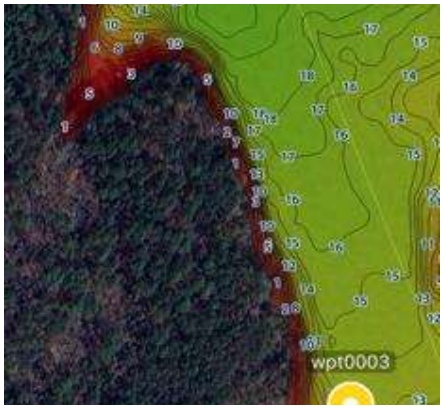


USACE Approved Dock Site









Dock Site Water Depth



Tax Map






















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