98254754 | **Lot 65 Maiden Cane Way , Lincolnton, GA 30817** | **Active**
Land | **Lot # 65** | **Current Price: $125,900**



Sub-Type:	Residential Lot	**HOA:**	Yes
City Limits:	No	**HOA Annual Amt:**	$31.25
County:	Lincoln	**Zoning:**	R-1
Location Type:	Mainland	**Acres - Total:**	1.13
Lot #:	65	**Deed Restrictions:**	Yes
Marketing City:	Lincoln	**Lot Dimensions:**	100'x500'x100'x500'
Subdivision:	Providence Ferry	**Lot SqFt:**	49,223
Elementary School:	Lincoln County	**Total Road Frontage:**	100
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; Conventional; Federal Land Bank; Lot Loan; Will Not Divide; None; Other; See Remarks
Fuel Tank: None
HOA: Association Fee 1/Year: 375; Association Name: Providence Ferry

Fencing: None; See Remarks
HOA and Neigh Amenities: Barbecue; Boat Dock; Clubhouse; Jogging Path; Maint - Comm Areas; Maint - Grounds; Maint - Roads; Management; Master Insure; No Amenities; Park; Playground; Recreation Nearby; RV Parking; RV/Boat Storage; Storage; Street Lights; Trail(s); Waterfront Community; Other; See Remarks
Lot Features: Cleared; Cul-De-Sac; Dead End; Deeded Water Rights; Gentle Sloping; Landscaped; Level; Partially Cleared; Rectangular Lot; Rolling Slope; Sailboat Accessible; Secluded; Sloped; Subdivided; Subdivision; Wooded; None; Other; See Remarks
Lot Water Features: Cove; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Lake Privileges; Navigable Water; Sailboat Accessible; Water Access Comm; None
View Type: Lake; See Remarks; Water
Frontage Type: Lakefront; See Remarks

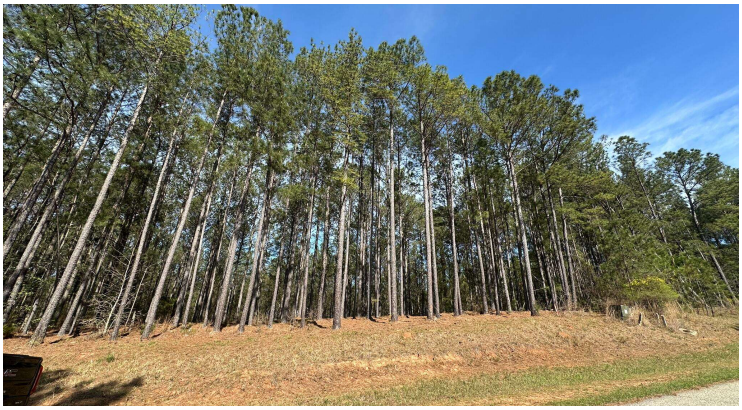
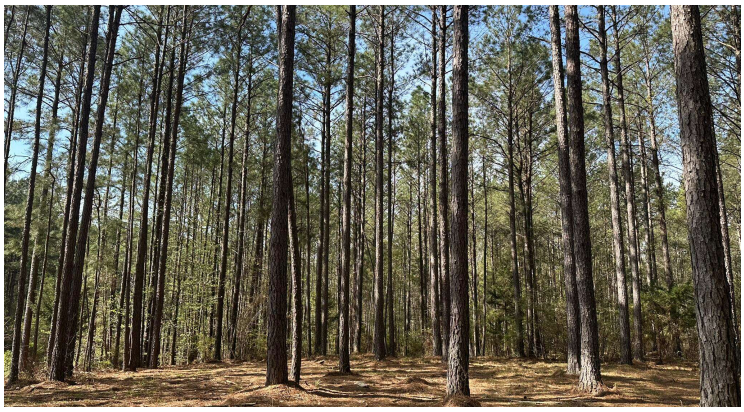
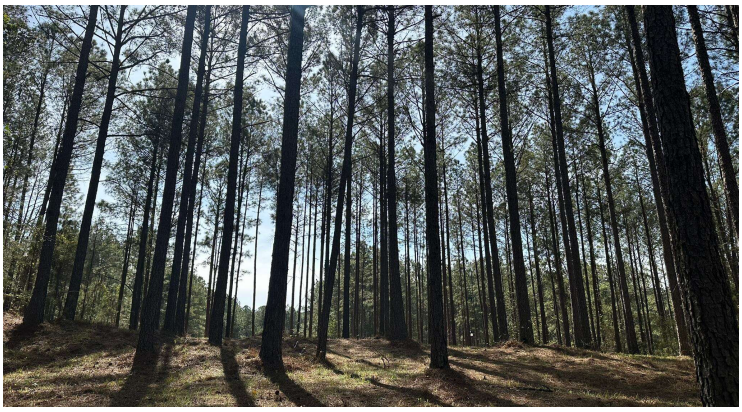
Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Private Road; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: Showing Service; None; Other
Topography: Cleared; Cleared/Partial; Level; Rolling; Sloped; Undeveloped; Wooded; See Remarks
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:**	18b065	**Plat Page:**	167B
Total City Real Estate Property Tax:	0	**PID:**	18b065	**Total Real Estate Property Taxes:**	390.02
Deed Book:	333	**Plat Book:**	PCA		
Deed Page:	235				
Deferred Taxes:	No			**Special Assessments:**	0
				Tax Assessed Value:	$40,000
				Tax Year:	2025

Marketing/Public Remarks: LAKEFRONT and DOCKABLE 1.13 Acre Lot in Providence Ferry!! Lot 65 on Maiden Cane Way. This lot offers 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. The lot has been underbrushed throughout the 1.13 acres and there has already been a path cut from the back lot line to the sandy beach suggested dock site. The water levels in the cove behind the lot are rather deep and has had water behind the lot consistently throughout the year even when lake levels dropped. This tract is both level and slightly rolling with a small slope towards the lake with mature pine trees and some hardwoods throughout. 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. From the back of the property you can see the lake through the trees on the right hand side at the corps line. Utilities include electric, water, phone, and high speed internet - will REQUIRE a septic tank (soil report available at the county health dept). 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
Legal: Providence Ferry Subdivision Lot 65
Historical MLS Number: 553915

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 1st Street aka Savannah Ridge Road. Make a Left onto Shelter Cove Road and follow to the end where it will dead end into the lot and Maiden Cane Way

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





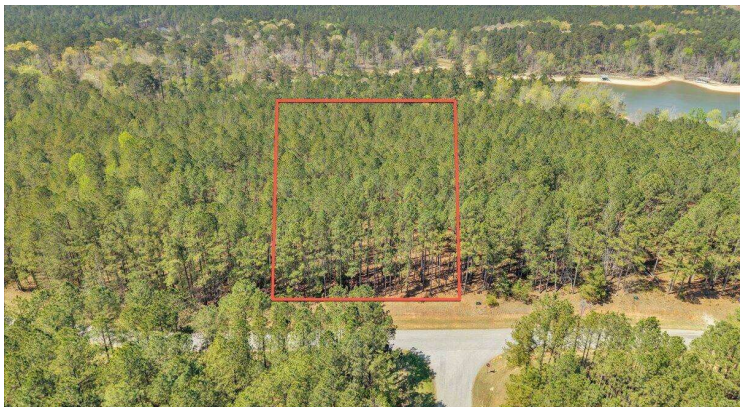







MAIDEN CANE
SHELTER COVE ROAD































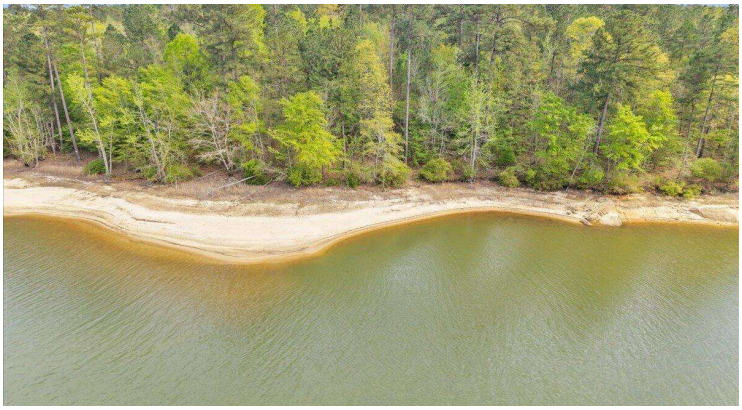




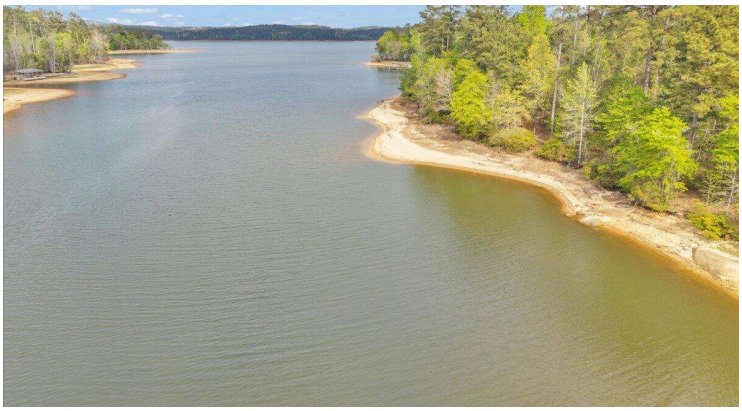






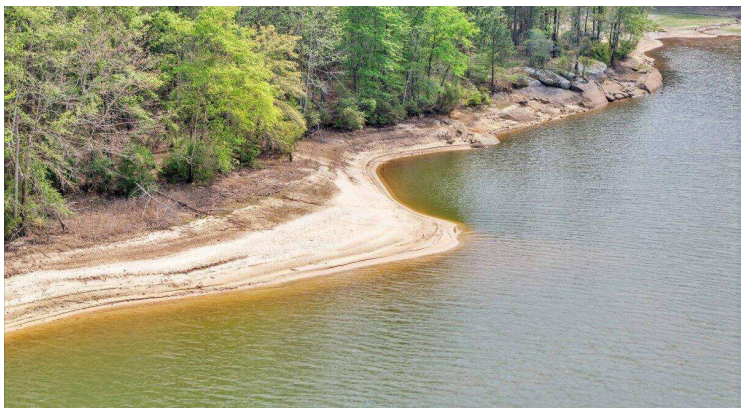
















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