



Lot 184 Northshore Drive | GAMLS 20165902

\$95,000



More Photos and Details at luxurylakeandmountain.com



3.95 Acres Lake Laceola

Hidden just off the square in Cleveland exists the beautiful private, gated community Lake Laceola. You can enjoy the mountain views, sunsets and sunrises that surround you in your new home all while also having lake access to the beautiful lake 184 Lot is 3.95 acres. Located just 1-1/2 hours north of Atlanta, makes for an easy drive to your place of serenity and peace. A short 5 minute drive to downtown Cleveland, Helen and close to numerous hiking trails and State Parks. The lot has a gradual slope as it sits Mountainside. Amenities include a clubhouse with a kitchen, bar, workout room, great room, outdoor grill and covered/uncovered firepits.



JENNIFER KYLE

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JenniferKyle.net





GAMLS No.:	20165902
Property Type:	Land
Property Subtype:	Residential Lot
Address:	184 Northshore Drive Cleveland, GA 30528
Subdivision :	Lake Laceola
Acres:	3.950
Status:	New
Own Condition:	

On Market Date:	01/09/2024
List Price:	\$95,000
LP/Acre:	\$24,051
Off Market Date:	
Projected Close:	
Days On Market:	0

PROPERTY INFORMATION

County:	White	Total Acres:	3.950 Acres	Elem:	Jack P Nix Primary
Present Use:	Subdivision	Lot:		Middle:	White County
Potential Use:	Residential	Price Per Acre:	\$0	High:	White County
		Fees:	\$		
		Waterfront:	0 Ft.		
		Frontage Type:			
		Water Body Name:	Lake Laceola		

Remarks: Hidden just off the square in Cleveland exists the beautiful private, gated community Lake Laceola. You can enjoy the mountain views, sunsets and sunrises that surround you in your new home all while also having lake access to the beautiful lake 184 Lot is 3.95 acres. Located just 1-1/2 hours north of Atlanta, makes for an easy drive to your place of serenity and peace. A short 5 minute drive to downtown Cleveland, Helen and close to numerous hiking trails and State Parks. The lot has a gradual slope as it sits Mountainside. Amenities include a clubhouse with a kitchen, bar, workout room, great room, outdoor grill and covered/uncovered firepits.

Directions: From the gate turn left onto N. Laceola Road. N. Laceola eventually turns into Shore Drive. The property is located on the left side.

FEATURES

Amenities:	Boat/Camper/Van Prkg,Clubhouse,Gated,Lake,Pool	Topography:	Sloped,Private
Boathouse:	Dock Rights	Units Per Acre:	1
Road Frontage:	Private Road, 0 ft.	Utilities:	Electricity Available,High Speed Internet,Underground Utilities
Structures:		Water Lot:	Dock Rights
		Zoning:	

OTHER INFORMATION

Association Fees:	\$0	Documents:	Deed Restrictions/Convenants,Plat Map,Legal Description,Environmental Study
		Possible Financing:	Cash



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Harry Norman REALTORS
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Clayton, 30525
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Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



FOR INFORMATIONAL PURPOSES ONLY

SHEET 1 OF 2

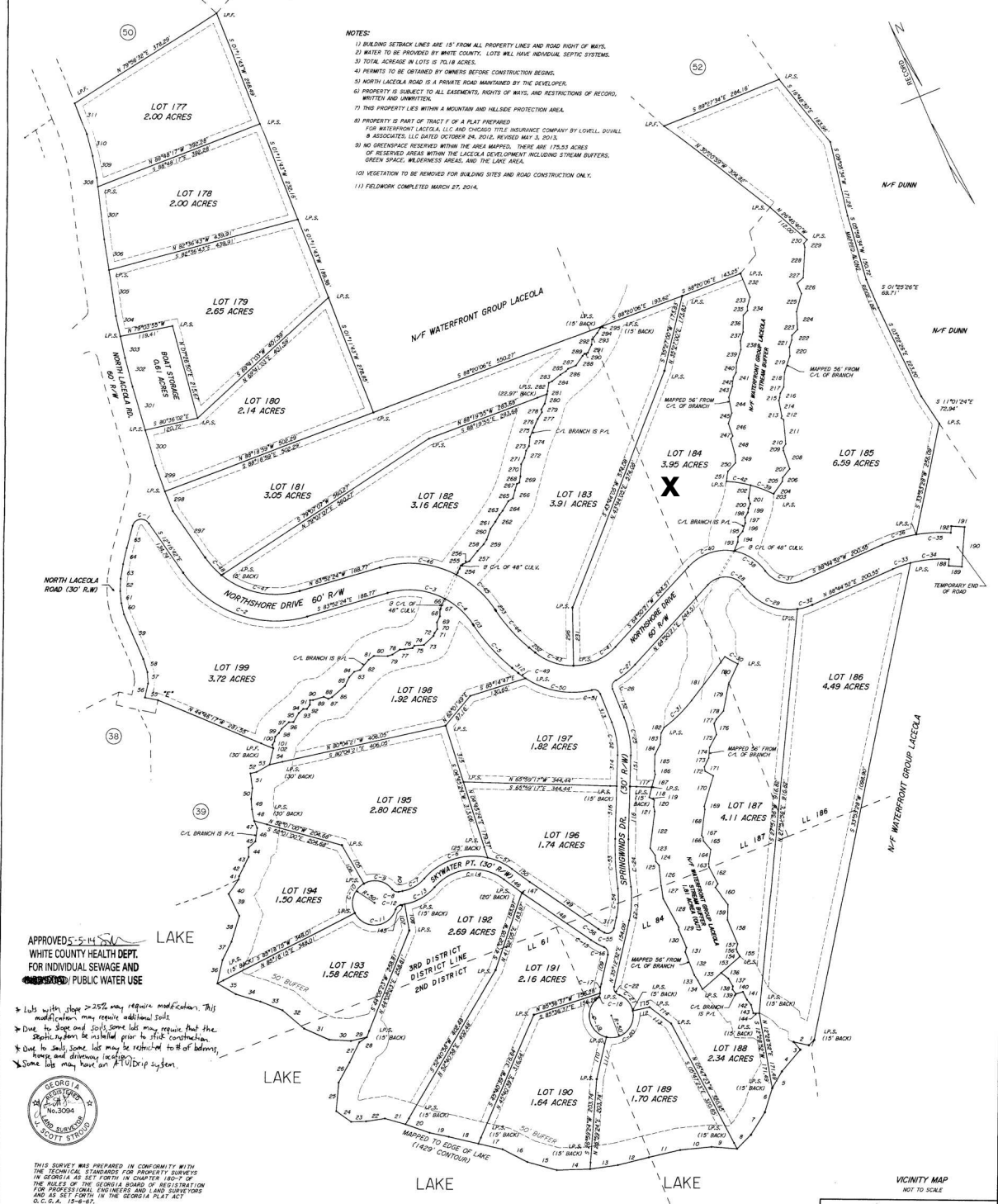
2014 MAY -6 P11 1:38
 BOOK PAGE 84C-94.5
 DENA H ADAMS, CLERK
 WHITE COUNTY, GA

OWNER-DEVELOPER
 WATERFRONT GROUP LACEOLA, LLC
 10401 LINDSEY PARKWAY
 FORT LAUDERDALE, FL 33309
 CONVEYOR, NC 28031

Digitally Imaged
 on 5-4-2014

NOTES:

- 1) BUILDING SETBACK LINES ARE 15' FROM ALL PROPERTY LINES AND ROAD RIGHT OF WAYS.
- 2) WATER TO BE PROVIDED BY WHITE COUNTY. LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.
- 3) TOTAL ACREAGE IN LOTS IS 170.18 ACRES.
- 4) PERMITS TO BE OBTAINED BY OWNERS BEFORE CONSTRUCTION BEGINS.
- 5) NORTH LACEOLA ROAD IS A PRIVATE ROAD MAINTAINED BY THE DEVELOPER.
- 6) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 7) THIS PROPERTY LIES WITHIN A MOUNTAIN AND HILLSIDE PROTECTION AREA.
- 8) PROPERTY IS PART OF TRACT F OF A PLAT PREPARED FOR WATERFRONT LACEOLA, LLC AND CHICAGO TITLE INSURANCE COMPANY BY LOVELL DUVALL & ASSOCIATES, LLC DATED OCTOBER 24, 2013, RECORDED MAY 8, 2014.
- 9) NO GREENSPACE RESERVED WITHIN THE AREA MAPPED. THERE ARE 175.53 ACRES OF RESERVED AREAS WITHIN THE LACEOLA DEVELOPMENT INCLUDING STREAM BUFFERS, GREEN SPACE, WILDERNESS AREAS, AND THE LAKE AREA.
- 10) VEGETATION TO BE REMOVED FOR BUILDING SITES AND ROAD CONSTRUCTION ONLY.
- 11) FIELDWORK COMPLETED MARCH 27, 2014.



APPROVED 5-14-14
 WHITE COUNTY HEALTH DEPT.
 FOR INDIVIDUAL SEWAGE AND
 PUBLIC WATER USE

• Lots with slope >25% may require modification. This modification may require additional soil.
 • Due to slope and soil, some lots may require that the Septic system be installed prior to final construction.
 • Due to soils, some lots may be restricted to # of bedrooms, septic and driveway location.
 • Some lots may have an A/V Drip system.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

FINAL PLAT

SURVEYORS: LOVELL DUVALL AND ASSOCIATES, INC. P.O. BOX 806 CLARKESVILLE, GA 30523 TELEPHONE - (706) 754-0422 FAX - (706) 754-7168

MAP PREPARED FOR: WATERFRONT GROUP LACEOLA, LLC PHASE 2 LOTS 177-199

DATE: MARCH 28, 2014
 REVISED: APRIL 18, 2014
 LAND LOTS: 81, 84 & 186, 187
 DISTRICTS: 2ND & 3RD
 COUNTY OF: WHITE
 FILE # 1568676
 FIELD BOOK # 1510310
 INSTRUMENTS USED: TORCON 013-1110 SCALE = 1"=100' S'WICKS OPEN TOP PIPE I.P.F. FROM P.I.N. FOUND I.P.S. FROM P.I.S. (5/8" RE-BAR) CONCRETE MONUMENT

THIS MAP OF PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT OR GREATER THAN ONE FOOT FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,000 FEET AND AN ANGULAR ERROR OF 1/30" PER ANGLE AND WAS ADJUSTED USING THE COMBES RULE.

GRAPHIC SCALE - FEET

100 0 100 200 300

