



GAMLS No.:	20010522	On Market Date:	01/07/2022
Property Type:	Land	List Price:	\$69,500
Property Subtype:	Residential Lot	LP/Acre:	\$267,307
Address:	0 Bent Grass Clayton, GA 30525	Off Market Date:	
Subdivision:	Waterfall Club	Projected Close:	
MLS Area:	451	Days On Market:	4
Acres:	0.260		
Status:	New		
Own	Investor Owned		
Condition:			

PROPERTY INFORMATION

County:	Rabun	Total Acres:	0.260 Acres	Elem:	Rabun County Primary/Elementar
Present Use:		Lot:		Middle:	Rabun County
Potential Use:	Residential	Price Per Acre:	\$0	High:	Rabun County
		Fees:	\$		
		Waterfront:	0 Ft.		
		Frontage Type:			
		Water Body Name:	Lake Burton		

Remarks: Waterfall Country Club. Prime building lot overlooks #15 and back 9 of golf course. Come build your mountain home in this gated golf course community with mountain views. Minutes to downtown Clayton, about 2 hours from Atlanta.

Directions: 76 West to entrance to Waterfall Club. Take Waterfall Dr. to Right on 2nd Grey Fox, Left on Winterberry to Right on Bent Grass

FEATURES

Amenities:	Clubhouse,Gated,Golf,Guest Lodging,Fitness Center,Tennis Court(s),Shared Dock,Street Lights	Topography:	Private
Boathouse:		Units Per Acre:	1
Road Frontage:	Private Road, 0 ft.	Utilities:	Electricity Available,High Speed Internet,Sewer Available,Underground Utilities,Water Available
Structures:	None	Water Lot:	
		Zoning:	

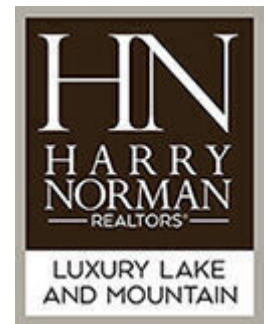
OTHER INFORMATION

Association Fees:	\$1,500	Documents:	Deed Restrictions/Convenants,Plat Map
		Possible Financing:	Cash,Conventional



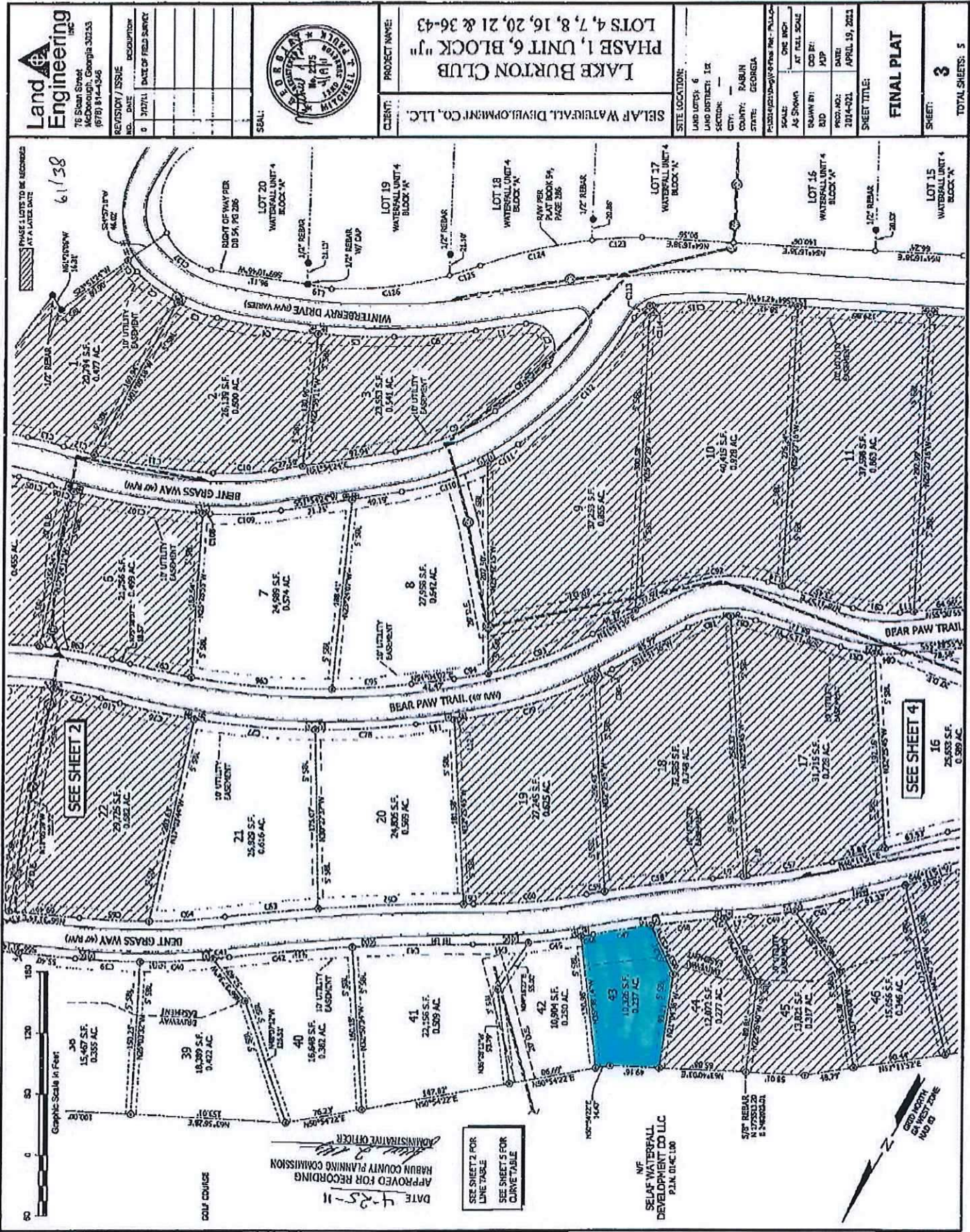
Evelyn Heald
Phone: 404-372-5698
Email: Evelyn.Heald@harrynorman.com

Harry Norman REALTORS
141 South Main Street
Clayton, 30525
Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.





Land Engineering
 76 Skan Street
 McDonough, Georgia 30253
 (878) 814-1346

REVISION / ISSUE	NO.	DATE	DESCRIPTION
	0	3/17/11	DATE OF FIELD SURVEY



PROJECT NAME:
 LAKE BURTON CLUB
 PHASE 1, UNIT 6, BLOCK "J"
CLIENT:
 SELAF WATERFALL DEVELOPMENT CO. LLC

SITE LOCATION:
 LAND LOT 6
 LAND DISTRICT: 1st
 COUNTY: RABUN
 STATE: GEORGIA

SCALE: ONE INCH = 40 FEET
DATE: APRIL 19, 2011
PROJECT NO.: 2014-021

SHEET TITLE:
 FINAL PLAT
SHEET: 3
TOTAL SHEETS: 5

6.11.38

Graphic Scale in Feet
 0 50 100 150 200

DATE 4-15-11
 APPROVED FOR RECORDING
 RABUN COUNTY PLANNING COMMISSION
 ADMINISTRATIVE OFFICER

SEE SHEET 2 FOR
 LINE TABLE
 SEE SHEET 5 FOR
 CURVE TABLE

SELAF WATERFALL
 DEVELOPMENT CO. LLC
 P.L.N. 03-4-1100



SEE SHEET 2

SEE SHEET 4

PHASE 1 LOTS TO BE RECORDED
 AT A LATER DATE