

GEORGIA'S LAKE COUNTRY: LAKE OCONEE, LAKE SINCLAIR

# THE Real Estate Book®

HOME & LIFESTYLE GUIDE

Volume 23, Issue 7



NEW ELEGANT

*Transitional-Style* CUSTOM HOME  
AT *Reynolds Lake Oconee*



Scan for additional  
photos/info

*Luxury*  
LAKE OCONEE  
REAL ESTATE GROUP  
LUXURLAKEOCONEE.COM



To Advertise, Contact:

MARK KLEIN

TREBLakeArea@gmail.com

See page 21 for additional info/photos

Home Presented By:

Riezl Baker

Cell: (706) 347-2625

Office: (706) 453-9243





**ALLIANCE** **kw** **PREMIER**  
HOME & LAND GROUP KELLER WILLIAMS.

762.815.3073 • 706.485.0088  
AllianceHomeAndLandGroup.com

KELLER WILLIAMS  
**Luxury**  
INTERNATIONAL



### NEW CONSTRUCTION



MEMBERSHIP AVAILABLE

**2991 BROWNS FORD | \$1,785,000**

5BR • 5/2BA • REYNOLDS • CHRIS HEWATT • 843.540.5623

### NEW LISTING! NATIONAL GOLF COURSE HOME



MEMBERSHIP AVAILABLE

**1030 HENRY'S HILL | \$1,695,000**

5BR • 4/2BA • REYNOLDS • RICH JOHNS • 404.432.3661

### PRESERVE GOLF COURSE HOME



MEMBERSHIP AVAILABLE

**1070 FUZZY'S WAY | \$1,140,000**

4BR • 4.5BA • REYNOLDS • BOB MILLER • 904.525.0023

### NEW LISTING! CUSTOM DREAMBUILT HOME



MEMBERSHIP AVAILABLE

**1011 SALEM CHURCH WAY | 1,450,000**

4BR • 3.5BA • REYNOLDS • RICH JOHNS • 404.432.3661

### LAKE ACCESS/TENNIS/CLUBHOUSE COMMUNITY



NEWLY RENOVATED

**151 ELLMAN DRIVE | \$649,900**

3BR • 3BA • SEBASTIAN COVE • LAURA JONES • 770.616.1557

### ACROSS FROM LAKE OCONEE ACADEMY



UPGRADES THROUGHOUT

**1230 MCINTEER CIRCLE | \$455,000**

3BR • 3.5BA • TRADITIONS • BOB MILLER • 904.525.0023

### LOCK N' LEAVE CONDO



**1040A CREEKSIDE**

**\$599,000**

2BR • 2BA • REYNOLDS

RICH JOHNS • 404.432.3661

### NEW PRICE!



**1043B CLUBHOUSE LN**

**\$299,999**

2BR • 2BA • REYNOLDS

CHRIS HEWATT • 843.540.5623

### NEW LISTING!



**1031 SNUG HARBOR DRIVE**

**\$169,000**

.58 ACRES • LANDING

RICH JOHNS • 404.432.3661

### GOLF COURSE HOME



**1010 BILLY MANTLE LANE**

**\$759,000**

5BR • 4.5BA • HARBOR CLUB

RICH JOHNS • 404.432.3661

### BUILD YOUR DREAM HOME



**1201 MAPLE RIDGE WAY**

**\$359,999**

1.2 ACRES • REYNOLDS

CHRIS HEWATT • 843.540.5623

### UNDER CONTRACT!



**1140 MAPLE RIDGE WAY**

**\$1,095,000**

5BR • 5.5BA • REYNOLDS

RICH JOHNS • 404.432.3661

### UNDER CONTRACT!



**182 A&B PHILLIPS ROAD**

**\$329,999**

3BR • 2BA • LAKE SINCLAIR

LAURA JONES • 770.616.1557

### UNDER CONTRACT!



**1081 SCULL SHOALS DR**

**\$1,799,000**

5BR • 5.5BA • REYNOLDS

CHRIS HEWATT • 843.540.5623

**FROM LAND TO LAKE HOMES...LOVE WHERE YOU LIVE!™**

Each Office is Independently Owned and Operated







## GALE WEAVER

c: 706.473.1366  
GaleW777@gmail.com

## MAUREEN "MOE" GOLDEN

c: 815.557.0699  
MaureenAGolden@gmail.com



1060 Salem Walk Dr., Suite 2  
Greensboro, GA 30642  
706.705.4203

**GALE & MOE SELL** *Del Webb®*

**GaleandMoe@gmail.com**



For additional photos Text: RBJQWTQ To: 52187

### **DEL WEBB WILLOW BEND PLAN W/LOFT**

3 BD, 3 BA, Located on a quiet street that backs up to a wooded area, Hardwood floors in main living area, fireplace, Eat in Kitchen w/ island. Large Master Suite. The Loft boasts a large Media Room, 3rd large bedroom and 3rd bath. Beautiful Screened porch. \$523,900



For additional photos Text: RBJMCNL To: 52187

### **DEL WEBB'S POPULAR MORNINGSIDE MODEL**

Located on a beautiful street close to the Lakeside Pavilion. Three big bedrooms each with its own private full bathroom, additional 1/2 bath, Living room w/fireplace, huge Sunroom. Large Gourmet Kitchen w/Island, and all stainless steel appliances. Patio w/awning to enjoy the private wooded yard. \$524,900 **PRICE REDUCED!**



For additional photos Text: RBJLMCF To: 52187

### **BETTER THAN NEW! ALL THE BELLS AND WHISTLES**

This Summerwood model, completed on October of 2021, boasts over \$75K in upgrades! Premium lot with views of rolling hills, high grasses and wooded area. Extended patio with covered porch, Gourmet Kitchen w/upgraded cabinets, Stone fireplace and LVP Flooring. 2+car attached extended Garage. This is a must see! \$494,900



For additional photos Text: RBJQNRQ To: 52187

### **THE MUCH LOVED DEL WEBB MUIRFIELD MODEL**

2 BD, 2 BA with Flex Room/Office, large eat in Kitchen, covered porch and large tree lined fenced in yard. Features all hardwoods in main living area, Kitchen w/upgraded appliances. Truly a lock & leave home. \$333,900

**WWW.DRAKEREALTY.COM**





**#1 TEAM**  
**AT THE LAKE**



**770.846.2700 • Office: 706.454.1621**

**WWW.KIMANDLINLOGAN.COM | Lake Oconee | Lake Sinclair**

**NEW  
Construction**



**\$5,173,000 | Reynolds | #63150**

**LUXURY New Construction**

**TEXT: RBHRTL TO: 52187**

**Lakefront**



**\$3,788,800 | Reynolds | #63423**

**LUXURY, PRIVACY and LOCATION**

**TEXT: RBJMLV TO: 52187**

**Lakefront**



**\$2,750,000 | Reynolds Ldg | #63808**

**GORGEOUS Remodel w/Pool!**

**TEXT: RBJQLT TO: 52187**

**Lakefront**



**\$2,594,000 | Lakeview Ldg | #63985**

**WOW Property! Views & Location!**

**TEXT: RBJRTMG TO: 52187**

**Lakefront**



**\$2,499,000 | Northwoods | #64081**

**RESORT QUALITY HOME**

**TEXT: RBJSMVZ TO: 52187**

**Lakefront**



**\$1,790,000 | Richland | #63764**

**Furnished w/Sunset Views & Guest House**

**TEXT: RBJBFR TO: 52187**

**www.KimandLinLogan.com**





**\$1,520,000 | Reynolds | #63812**

**6BR with Course & Pond Views!**

TEXT: RBJQMFT TO: 52187



**\$1,149,000 | Cuscowilla | #63644**

**Stunning Golf Home w/Lake Views!**

TEXT: RBJPCLY TO: 52187



**\$1,025,000 | Rock Isl | #64077**

**Premier Location on Deep Water**

TEXT: RBJSNMV TO: 52187



**\$990,000 | Northwoods | #64086**

**Renovated 4BR on Deep Water**

TEXT: RBJSMWB TO: 52187



**\$824,900 | Harbor Club | #63828**

**.61 ac on Lighthouse Point**

TEXT: RBJQWRG TO: 52187



**\$799,000 & \$749,000 | Great Waters**

**1.39ac & 1.28ac LOTs on Cove**

TEXT: RBJQDJR TO: 52187



**\$775,000 | Putnam Co | #64013**

**Gorgeous Home and Acreage**

TEXT: RBJRYXK TO: 52187



**\$750,000 | Harmony Road | #64117**

**2 Bldgs / 5,000+ sq ft**

TEXT: RBJSVFH TO: 52187



**SCAN HERE**



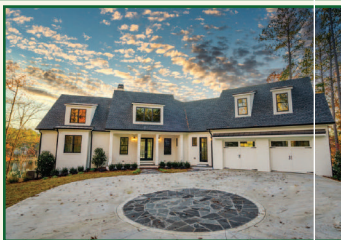
**FOR MORE LISTINGS!**





# Harbor Club

REAL ESTATE  
EST. 1988  
ON LAKE OCONEE



CELEBRATING  
LIFE  
IN THE  
SOUTH



ON LAKE OCONEE

**Southern Living**  
INSPIRED COMMUNITIES

## *Relaxed Waterfront Living on the Shores of Lake Oconee*

Harbor Club's award-winning community is where vibrant everyday meets relaxed, resort-style lakefront living.

Here, families can enjoy world-class amenities, all-season recreation and a warm, neighborly atmosphere.

### **SALES CENTER & MODEL HOME OPEN DAILY**

Estate Homes from the \$800s

Carriage Ridge homes from the \$400s

Heron Ridge homes from the \$500s

Homesites from \$40,000 to \$700,000







### 2431 CLUB DRIVE - \$875,000

The Noah C plan by Green Park Homes is 4 BD/3.5 BA complete w/3 car garage right across from the golf course!



### 1071 CARNOUSTIE DRIVE - \$849,900

6 BD/5.5 BA Southern Classic Golf Estate, Over an Acre. Master on Main. Finished Terrace Level. Full Apartment over 3 Car Garage



### 1080 BRIDLE TRAIL - \$514,900

4 Bedrooms, 2.5 Baths. Details Abound. Carriage Ridge Neighborhood

## NEW PRICING!



### 1100 HIDDEN HILLS CIRCLE #24 - \$659,900

The Grayson by Waterford Homes in Heron Ridge. 4 BD/3BA w/2 car garage & partially finished basement, On golf course. Screened porch. Move-in Ready!



### 1090 HIDDEN HILLS CIRCLE #25 - \$649,900

The Grayson by Waterford Homes. 4BD/3BA, 2 car garage. Partially finished basement, screened porch on the golf course!



### 1211 HIDDEN HILLS CIRCLE - \$569,900

3 Bedroom, 3 Baths, 3 Car Garage. Primary and secondary on main. Private rearyard. 2 years young. Looks like a Model Home!

## WATERFORD HOMES • GREEN PARK HOMES

New homes under construction from the mid 500s.

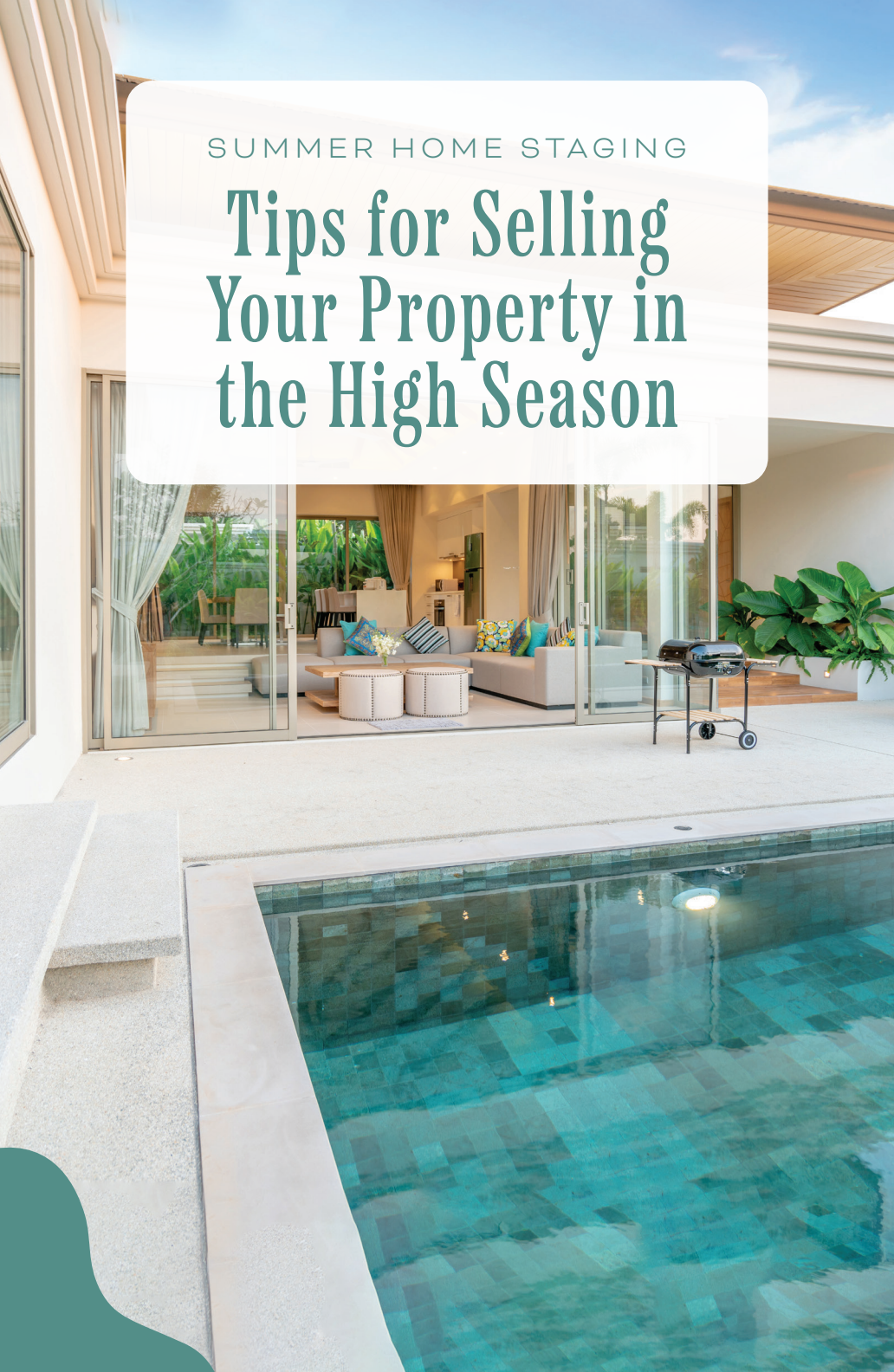


LIVE : PLAY : LAKE

All information is believed to be accurate but not warranted.

SUMMER HOME STAGING

# Tips for Selling Your Property in the High Season







Summer is the peak season for real estate sales, as buyers are eager to settle into their new homes before the start of the school year or simply take advantage of the pleasant weather for house hunting. To make the most of this opportune time, it's essential to showcase your property in its best light through effective home staging. In this article, we'll explore some valuable tips and strategies to help you prepare and present your home for sale during the vibrant summer season.

### **EMBRACE NATURAL LIGHT**

During summer, sunlight floods through windows, creating an inviting and airy atmosphere. Make the most of this natural light by opening curtains and blinds, allowing sunshine to highlight your home's best features. Clean windows thoroughly to maximize brightness and ensure unobstructed views. If your property lacks abundant natural light, strategically placed mirrors can help reflect light and create an illusion of space.

### **REFRESHING CURB APPEAL:**

First impressions matter, and the exterior of your home sets the tone for potential buyers. Enhance your curb appeal by maintaining a well-manicured lawn, adding colorful potted plants or flowers, and ensuring the entrance is clean and inviting. Consider painting the front door in a cheerful hue to create a focal point and make your property stand out.

### **SHOWCASE OUTDOOR SPACES:**

Take advantage of the pleasant weather by showcasing your outdoor spaces. Create inviting seating areas on decks, patios, or balconies, complete with comfortable furniture and attractive accessories. Stage these areas to evoke a sense of relaxation and emphasize the potential for outdoor entertaining, a key feature many buyers desire during the summer months.

### **DECLUTTER AND DEPERSONALIZE:**

Clearing clutter is crucial for successful home staging, regardless of the season. In summer, go the extra mile by removing any unnecessary items that could make spaces feel stuffy or crowded. Pack away winter clothing, heavy blankets, and any bulky furniture that might impede the flow of natural light. Depersonalize by removing family photos and personal belongings, allowing potential buyers to envision themselves in the space.

Summer is a prime season for selling homes, and by implementing these home staging tips, you can make your property stand out among the competition. From embracing natural light to creating a summer ambiance and showcasing outdoor spaces, each step plays a vital role in attracting potential buyers and helping them envision their own summer dreams within your home. By following these guidelines, you'll increase the chances of a successful sale and maximize the appeal of your property during the high season.



*Terri Griner*

REALTOR®

**404-317-6685**

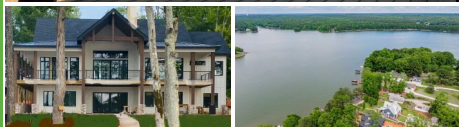
lakeoconeeterri@gmail.com



**LAKE HOMES**.com  
**REALTY**



**WELCOME TO YOUR 2.64-ACRE LAKEFRONT ESTATE ON LAKE OCONEE!** This custom built 7 BD/5.5 BA New England-style Lakehouse has plenty of room for the entire family and guests. Located in the Rock Island Point community, you'll love the giant rock natural landscape. \$2,395,000



**RELAX IN LUXURY IN THIS NEW CONSTRUCTION LAKEFRONT HOME ON LAKE OCONEE!** HUGE main lake views are just part of the attraction of this beautiful property. This stunning 5 BD/4 BA home has high end finishes throughout and a private Max dock. \$2,399,000



**THIS EXQUISITE NEWLY BUILT CUSTOM HOME AWAITS YOU AT BAYSIDE ON LAKE OCONEE!** Construction has just been completed on this 5,800 sqft masterpiece and it is total perfection. This gorgeous 5 BD/5.5 BA lake access home has year-round lake views and a deeded assigned boat slip. \$1,399,000



**LAKEFRONT COTTAGE ON LAKE SINCLAIR IS UPDATED & ABSOLUTELY ADORABLE!** Inside you will be delighted with the well thought out updates. Down by the lake you will find a very nice double-stall boathouse, an outdoor bar, and a spacious sitting area. Call us today! \$625,000



**THIS LAKE SINCLAIR RETREAT IS SURE TO BE A CROWD PLEASER!** Updated, 5BR/4BA, adorable home with TWO Owner Suites. The 2-car garage, GameRoom, Gazebo, and Exterior Gym Building are some of the other favorite features. Easy walk to the dock where you can enjoy endless fun in the sun. \$699,000

**WWW.LAKEHOMES.COM**

*The Nation's Largest Lake-Focused Real Estate Brokerage*



# JIM LINNEY

Hardworking. Knowledgeable. Trustworthy.  
...why would you go anywhere else?

- 2022 CB President's Elite Award - Top 2% in the World
- Lifetime Million Dollar Club Member



**COLDWELL BANKER**

LAKE OCONEE  
REALTY/LAKE COUNTRY

jlinney@cblakeoconee.com  
706.817.0608 • 706.467.3181



**TEXT: RBJKZCW TO: 52187**  
**REYNOLDS - GREAT WATERS**

Come see this very unique property and home designed to maximize the lake views. Open floor plan, Professional landscaping and Max dock. Amazing Views from this 1.6 acre private setting (2 lots). New updates just finished.

**PRICE REDUCED - \$2,990,000**



**TEXT: RBJMCNM TO: 52187**  
**THE LANDING - REYNOLDS**

This lakefront property offers over 300 ft. of waterfront and an elevated acre homesite that is close to everything. This beautiful home has it all - location, privacy, open floor plan, meticulous condition, and outstanding workmanship.

**NEW PRICE - \$1,895,000**



**TEXT: RBJMHPK TO: 52187**  
**REYNOLDS LAKE OCONEE**

Easy one floor living Ranch that has been freshly painted, new carpet installed and ready for a new owner. Private golf course setting. An excellent value and location. **FURNISHED!**

**PRICE REDUCED \$962,000**



**TEXT: RBJRQKF TO: 52187**  
**REYNOLDS LAKE OCONEE**

Great One Floor Open Space Living with Views and Privacy! Unique Finishes, Large Open Areas and a Great Master Suite. Enjoy the Outdoor Space w/Pool, Patio and Hot Tub.

**NEW LISTING! \$1,595,000**



**All Reynolds Properties Have Golf Membership Available**



**266 W. Washington St  
Madison, GA 30650**

**706-342-3355  
BrecoRealty.com  
BrecoBenton.com**



**STUNNING PROPERTY IN WATER'S EDGE.** This 5 BR 3.5 BA home features gorgeous heart pine floors, natural light throughout and a back porch that simply feels like home! Textcode: RBJQHL \$899,900. Melissa Hawkins 706-474-7289



**OWN A PIECE OF HISTORY!** Do you have a passion for historic homes but want something in amazing condition? Built in 1853 and modernized several times since, Ivey Cottage is ready for its next steward. Textcode: RBJKDGY \$780,000. Scarlet Torok 404-456-8333



**STUNNING HOME NESTLED IN COVINGTON'S HISTORIC DISTRICT!** The detailed wainscoting, original pine hardwood flooring & extensive woodwork in this 3 BD/2BA circa 1905 beauty must be seen. Textcode: RBJTCWT \$499,000. Melissa Hawkins 706-474-7289



**BEAUTIFUL NEW CONSTRUCTION HOME IN HISTORIC MADISON -** 3BR/2BA home w/"Open Floor" concept. LVP throughout. Stainless steel appliances. Relaxing porches. Textcode: RBJQLTS \$429,900. Robin Bone 706-474-8223



**DESIRED RANCH STYLE LIVING IN MORGAN COUNTY!** 3 BD/2 BA. The entry foyer opens to a dining room and family room featuring a fireplace and overlooks a patio and private back yard. Textcode: RBJSFKR \$355,000. Kelly Lanier 706-474-0282



**Lot 2 Commerce Rd Industrial Park, City Water/Septic, City Limits, C5 Heavy Commercial Zoning, Madison, 3.556 Acres. \$525,000.** Jack Bone 706-474-8222



**Lot 15 Commerce Rd Industrial Park, City Water/Septic, City Limits, C5 Heavy Commercial Zoning, Madison, 1.854 Acres. \$420,000.** Jack Bone 706-474-8222



**BEAUTIFUL 1.1 ACRE CORNER LOT!** Long Shoals Landing neighborhood. Wooded lot w/seasonal views of Lake Oconee. Adjoining 1.07 acre lot also available. Textcode: RBJRGFD \$50,000. Robin Bone 706-474-8223

**Contact us if you have any properties you are interested in auctioning!**

**For additional property photos/info TEXT the codes above to 52187**





# Luxury

## LAKE OCONEE

### REAL ESTATE GROUP

LUXURYLAKEOCONEE.COM

*"Realtors Who Know The Community By Heart."*

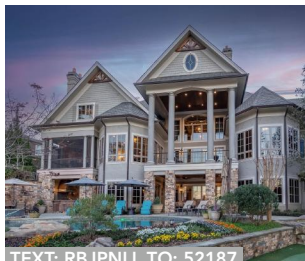
706-453-9243 | [www.luxurylakeoconee.com](http://www.luxurylakeoconee.com)



@LuxuryLakeOconee



Page 13



TEXT: RBJPNLL TO: 52187

REYNOLDS LAKE OCONEE / \$6,495,000  
Experience Luxurious Lake Living in this  
Exquisite Lake Front Custom Home  
RIEZL BAKER 706-347-2625



TEXT: RBJQGBY TO: 52187

REYNOLDS LAKE OCONEE / \$5,495,000  
Custom "Like-New" Home Features  
Unparalleled Lake and Golf Views  
RIEZL BAKER 706-347-2625



TEXT: RBJPYLB TO: 52187

REYNOLDS LAKE OCONEE / \$4,395,000  
Your Dream Lake Home Situated on  
a Unique and Special Point Lot  
RIEZL BAKER 706-347-2625



TEXT: RBJSJDH TO: 52187

REYNOLDS LAKE OCONEE / \$4,300,000  
Exquisite Luxury French Modern Farmhouse  
Offers Premium Lake and Golf Views.  
RIEZL BAKER 706-347-2625



TEXT: RBJHGVG TO: 52187

REYNOLDS LAKE OCONEE / \$3,500,000  
The Homesteads Enclave. One of Lake  
Oconee's Most Rare and Inviting Homesites  
RIEZL BAKER 706-347-2625



TEXT: RBJRQKZ TO: 52187

REYNOLDS LAKE OCONEE / \$3,495,000  
New Elegant Transitional-Style Custom  
Home with Lake Views and Boat Slip.  
RIEZL BAKER 706-347-2625



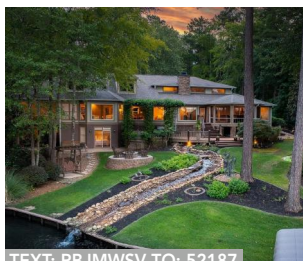
TEXT: RBJMCPP TO: 52187

CUSCOWILLA / \$3,425,000  
Quality Abounds in this Custom Home  
Offering Spectacular Lake Views.  
RIEZL BAKER 706-347-2625



TEXT: RBJRKHD TO: 52187

REYNOLDS LAKE OCONEE / \$3,395,000  
Private lakefront paradise! Recently remodeled w/  
light-filled interiors creating a serene atmosphere  
RIEZL BAKER 706-347-2625



TEXT: RBJMWSV TO: 52187

REYNOLDS LAKE OCONEE / \$2,350,000  
Majestic Setting on 2.2 Acre Private  
Lake Front Oasis.  
RIEZL BAKER 706-347-2625

Visit [www.luxurylakeoconee.com](http://www.luxurylakeoconee.com) to view these listings and more!

# Summer

## SAFETY FOR HOMEOWNERS





Summer is a season of sunshine, warmth, and activities, but it can also bring unpredictable and extreme weather conditions that pose risks to homeowners and their properties. From powerful storms to scorching heatwaves, it's crucial to take proactive measures to safeguard your home and loved ones. In this article, we will explore essential tips and strategies to help you protect your property from extreme weather events during the summer season.

## PREPARE FOR SEVERE STORMS

Summer storms, including thunderstorms and hurricanes, can bring heavy rain, high winds, and lightning. Ensure your property is prepared by trimming tree branches that may be close to power lines or your home's structure. Secure loose items in your yard, such as patio furniture or garden decor, to prevent them from becoming projectiles in strong winds. Consider investing in storm shutters or impact-resistant windows to protect against flying debris.

## REINFORCE YOUR ROOF

A sturdy and well-maintained roof is essential for withstanding extreme weather conditions. Inspect your roof for any signs of damage, such as loose or missing shingles, and repair them promptly. Ensure your gutters and downspouts are clear of debris to prevent water damage during heavy rains. Consider reinforcing your roof with hurricane straps or other appropriate reinforcements to increase its resilience against high winds.

## MAINTAIN PROPER DRAINAGE:

Flooding can be a significant concern during summer storms, especially in areas prone to heavy rainfall. Ensure your property



has proper drainage systems in place to redirect water away from your home's foundation. Clean and maintain your gutters regularly to prevent blockages that could lead to water damage. Consider grading your yard to promote proper water flow and install French drains or a sump pump if necessary.

## PROTECT AGAINST HEATWAVES

Summer heatwaves can be intense and potentially dangerous. Keep your home cool by ensuring your air conditioning system is in good working condition. Clean or replace air filters regularly to maintain efficiency. Consider installing window coverings or reflective films to reduce heat transfer from the sun. Stay hydrated and create cool areas within your home, such as a basement or designated cool room, to retreat from extreme heat if necessary.

## PREVENT FIRE HAZARDS

Dry conditions and increased outdoor activities during summer can increase the risk of wildfires and accidental fires. Clear dry leaves, debris, and dead vegetation from your property regularly. Trim tree branches that are close to power lines or your home. Store flammable materials safely, away from heat sources. Install smoke

detectors on each floor of your home and test them regularly. Have fire extinguishers readily accessible and ensure all family members know how to use them.

## SECURE OUTDOOR STRUCTURES

Strong winds and severe weather can damage outdoor structures like sheds, gazebos, or fences. Ensure these structures are securely anchored and properly maintained. Store outdoor equipment, such as grills or lawn furniture, in a secure location or tie them down during storm warnings. Consider reinforcing your fence or investing in wind-resistant materials to minimize potential damage.

While summer is a season of enjoyment and relaxation, it's crucial to prioritize safety and protect your property from extreme weather events. By preparing for severe storms, reinforcing your roof, maintaining proper drainage, protecting against heatwaves, preventing fire hazards, securing outdoor structures and equipment, staying informed, and having a plan, you can significantly reduce the potential risks and ensure the safety of your home and loved ones. Remember, proactive measures and preparedness are key to mitigating the impact of extreme weather during the summer season.



## 1011 TUGGLE CREEK / REYNOLDS / SANDY FORD AREA



**5 Bedroom | 5 Bath | 5,320 SqFt | Lake Access | Lake Views | 24 Hr Common Boat Dock Access | \$3,495,000**

Finally an elegant & sophisticated, transitional-style custom new build in prestigious Reynolds Lake Oconee - lake access, .74 acres, lake views throughout, saltwater pool, 24hr boat dock access & a beautifully designed open concept. It has been designed for modern living; Expansive spaces, oversized sliders/doors/windows, soaring ceilings, open floorplan, and high-end designer finishes. This luxury home is simply stunning, nothing like it on the market. Professionally decorated & furnished on main level - turnkey! Club Membership is available.

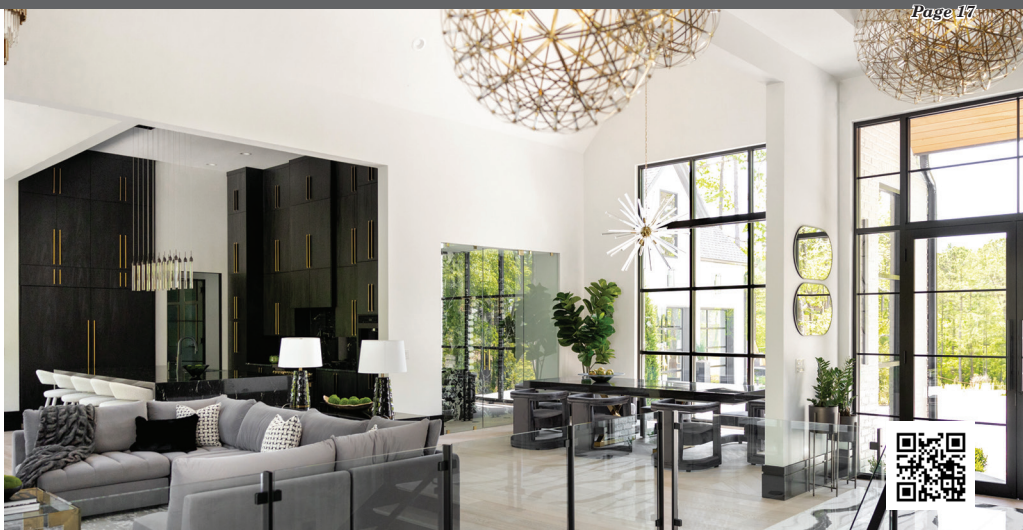


**RIEZL BAKER  
LUXURY LAKE OCONEE  
REAL ESTATE GROUP  
706-347-2625**

[www.luxurylakeoconee.com](http://www.luxurylakeoconee.com)

[f](#) [t](#) @LuxuryLakeOconee





## 1090 NEARY RIDGE / REYNOLDS / RICHLAND POINTE AREA

**5 Bedroom | 5 Bath | 5,253 SqFt | Lake Access  
Cove Views | Assigned Boat Slip | \$3,650,000**

This lake-access, designer new build offers transitional architecture with a contemporary, open concept interior - lake access, .74 acres, saltwater pool, lake cove views & assigned boat slip...all within the new area of Reynolds, Richland Pointe. Adorned with custom features; Commanding floor-to-ceiling custom windows/glass garage doors/22' vaulted ceiling @ great room/European-style flat panel cabinetry/glass-enclosed wine room/entertainers bar, dog shower, etc. We dare you to compare! Priced professionally decorated & furnished on main level - turnkey! Club Membership is available.



*Luxury*  
**LAKE O'CONNOR**  
**REAL ESTATE GROUP**  
LUXURYLAKEOCONNOR.COM

*"Realtors Who Know The Community By Heart."*



**REVIVED**  
**HOMES**



706.473.0990 | 706.749.3331



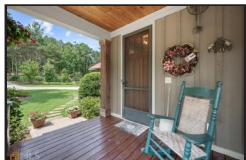
TEAM  
LAKE  
COUNTRY



LAKEOCONEEEXPERTS.COM • LAKEOCONEE@KW.COM

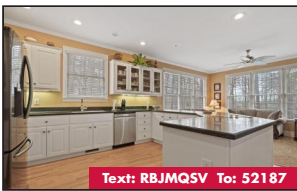


Text: RBHYYNW To: 52187



**EXCEPTIONAL OPPORTUNITY TO OWN 138 TURN KEY ACRES IN THE LAKE OCONEE/LAKE SINCLAIR AREA!**

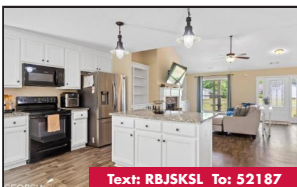
647 Pea Ridge Road is a Paradise Rich in Diversity lending itself to Quiet Tranquil Privacy, Excellent Fishing, Horses or Hunting. The Effort put into this Property will not go unnoticed! It's a Must See with 138 acres showcasing a Beautiful 3500 sqft Custom Home offering 3 BD, 3 BA, 2 Half Baths & Kids Bunk Room. 15 ac. Lake is managed for Trophy Bass w/Dock & Boat Lift + Smaller Pond w/Beach, Pasture & Small Barn Perfect for Horses. The Wooded Acres with a Hardwood Bottom and Creek are Perfect for Trail Riding & Hunting Deer or Turkey. MLS#20100405 \$2,325,000



Text: RBJMQSV To: 52187

**CHARMING LAKE ACCESS HOME IN REYNOLDS LAKE OCONEE**

offers 4 Bedrooms, 3 Full Baths and 2 Half Baths. New Exterior Paint, Up-Graded HVAC, Flooring, Stone Columns at Patio and Landscaping. Great Open Floor Plan with 4272 sqft, Large Kitchen w/Keeping Room, Master On Main, Must See Lrg. Screened Porch, Terrace Level w/ Family Rm, Wet Bar, Storage Rm and Covered Patio. Nice easy path to Lake Access Area & Dock. Golf Membership Available. MLS#10132385 \$998,500



Text: RBJSKSL To: 52187

**LIKE NEW CONSTRUCTION IN ISLAND POINT ON LAKE SINCLAIR!**

This 4 BD/3 BA Home was built in 2020, Immaculately Kept and Conveniently Located in the Heart of Milledgeville. Boasting a Spacious Open Floor Plan, Luxury Vinyl Plank Floors Throughout, Soaring Vaulted Ceilings, Oversized Owner's Suite and a Spacious Backyard with Firepit! MLS#10166222 \$349,000



Text: RBJNLBD To: 52187

**NEW GATED SUBDIVISION -  
OVERLOOK AT PEA RIDGE**

Lot 3 is 7.12 ac with 271.77 ft of Lake Frontage w/Dock. The subdivision is situated on 118 acres with rolling woodland vistas highlighted by a private 15 ac lake. Overlook is perfect for those who love the outdoors and want more privacy to relax and unwind while taking in scenic views, fishing, paddle boarding or kayaking. Conveniently located between Lake Oconee & Lake Sinclair! MLS#10138163 \$134,500

**SERIOUS ABOUT BUYING OR SELLING CALL (706)749-3331**



LAKE OCONEE LIVING MAGAZINE READER'S  
CHOICE 2012 BEST REAL ESTATE AGENT

# ALAN KENT REALTOR®

c: 770.361.7216  
akent@bellsouth.net

AlanKent.kwreality.com

**kw** LAKE  
OCONEE  
KELLERWILLIAMS.

o: 706.485.0088

*Serving The Lake  
Country Since 1989*



TEXT: RBJMWRW TO: 52187

**ESTATE SALE LAKEFRONT HOME ON LAKE SINCLAIR!** 3BR 2 BA home on level main lake lot with good view and single stall boathouse plus boat ramp. Sold Furnished! \$289,000



TEXT: RBHMXBH TO: 52187

**BEAUTIFUL HEAVILY WOODED 1.65 ACRE LOT ON LAKE SINCLAIR.** GA Power has approved a double boathouse and Water depth is about 6'-9'. Good soil test on file. Community well. Holiday Shores subdv. Fee Simple. Great Lot! \$147,500



**LAKEFRONT HOME WITH 280 FEET OF WATER FRONTAGE.** Brick home with 5BR 3.5BA, finished basement, sunroom, 3 car garage plus carport, max slip dock with seawall and deep water. SOLD \$950,000!



**REMODELED MODIFIED A-FRAME ON A MAIN LAKE LOT ON LAKESINCLAIR!** Vaulted Great Room with beams/hardwood floors/ stone fireplace/ Dining area. Kitchen with tile floor/tile backsplash/breakfast bar/granite counters. 5 BR/3 BA, finished daylight basement. Covered patio. .97 acre lot, seawall, double stall boat house w/2 lifts. \$699,000



**OUR FAMILY DREAMS WILL BE MADE HERE!** One of Lake Oconee's finest point lake lots on the Richland side of the lake near The Ritz-Carlton Lodge with deep water, max slip dock, masonry seawall. \$799,900 Hurry!



**BEAUTIFUL VICTORIAN RANCH HOME** located in the heart of downtown Eatonton Historic District. 3BR 1.5 BA/Den/Kitchen w/Stainless Refrigerator/Range/Vent Hood. Antique claw foot tub in master bath w/walk in closet/laundry area. \$280,000

The Lake Market Is **HOT**  
And We Need More  
Homes To Sell!!!

AKENT@BELLSOUTH.NET · ALANKENT.KWREALTY.COM



## OUTDOOR OASIS

# CREATING THE PERFECT BACKYARD

As the warm and sunny days of summer approach, many homeowners aspire to transform their backyard into a captivating outdoor oasis. A well-designed and inviting outdoor space not only enhances the overall aesthetics of your home but also provides a perfect backdrop for summer entertaining. In this article, we will explore creative ideas and practical tips to help you create the ultimate backyard retreat for hosting memorable gatherings and enjoying the best of the summer season.

### PLAN THE LAYOUT

Before diving into the design process, start by envisioning how you want your outdoor space to function. Consider the available area and think about the different zones you'd like to incorporate, such as dining, lounging, and recreational areas. Plan the layout accordingly to ensure a seamless flow and maximize the functionality of the space.

### COMFORTABLE SEATING

Invest in comfortable and stylish outdoor seating options to accommodate your guests. Opt for weather-resistant materials like teak, wrought iron, or outdoor wicker that can withstand the elements. Mix and match seating styles and add plush

cushions and throw pillows for a cozy and inviting atmosphere. Consider incorporating a variety of seating options, such as lounge chairs, benches, and outdoor sofas, to provide flexibility for different types of gatherings.

### OUTDOOR KITCHEN AND BAR

Elevate your summer entertaining experience by incorporating an outdoor kitchen or bar area. Install a grill, sink, and food preparation counter to make cooking and serving meals a breeze. Consider adding a mini-fridge or a built-in cooler to keep beverages and snacks readily available. Enhance the bar area with a stylish countertop, bar stools, and storage for glassware and utensils. An outdoor kitchen and bar not only make hosting more convenient but also create a focal point for socializing and mingling.

### AMBIENT LIGHTING

The right lighting can transform your backyard into a magical oasis, extending your entertaining hours into the night. Incorporate a mix of lighting options, such as string lights, lanterns, path lights, and spotlights, to create layers of illumination. String lights suspended above the seating or dining area add a cozy and romantic atmosphere, while well-placed spotlights highlight architectural features or focal points. Consider incorporating

flameless candles or torches for added warmth and ambiance.

### LANDSCAPING AND GREENERY

Integrate lush greenery and thoughtful landscaping to enhance the beauty of your outdoor oasis. Plant colorful flowers, create vibrant flower beds, or install potted plants strategically throughout the space. Incorporate trees or tall shrubs to provide shade and privacy. Create a sense of tranquility with a water feature, such as a fountain or a small pond. Well-maintained lawns and neatly trimmed hedges contribute to a polished and inviting outdoor environment.

Transforming your backyard into a stunning outdoor oasis for summer entertaining is an exciting endeavor that can significantly enhance your home's appeal. By carefully planning the layout, incorporating comfortable seating, creating a functional dining area, integrating ambient lighting, incorporating landscaping, and adding entertainment and bug control features, you can create a space that is not only visually appealing but also perfectly suited for hosting memorable summer gatherings. With the right design elements and attention to detail, your backyard can become the go-to destination for family and friends seeking a fantastic outdoor experience during the summer months.





**STACY HUTCHINSON**

**ASSOCIATE BROKER, GRI, RSPS**

c: 706.474.8141 o: 706.453.9500

e: StacyHutchinson.Realtor@Gmail.com

w: StacyLO.com



**COLDWELL  
BANKER**  
LAKE OCONEE REALTY



*Just Listed*

**1240 Walker Church Road, Greensboro | \$1,195,000**

*58-acre Private Recreational Retreat that includes a Log home, guest cabin and 2 serene fully-stocked lakes. Fish, kayak, hunt, hike - immerse yourself in this amazing property.*

*Close to shopping, restaurants, and Lake Oconee.*

**ON THE COVER: 1011 Tuggle Creek- Reynolds Lake Oconee**

**\$3,495,000**



Offering 5,320 sq ft, 5 bed/5 bath, lake access, lake views throughout, custom pool, 24hr boat dock access, expansive & oversized sliders/glass/windows, this home is move-in ready & furnished beautifully on the main-level for the most discerning of buyers-turnkey! This designer home offers a truly exceptional living experience with its thoughtfully designed spaces, luxurious amenities and attention to detail. Club membership available.



**Riezl Baker**  
REALTOR®

C: 706-347-2625

O: 706-453-9243

rbaker@luxurylakeoconee.com • www.luxurylakeoconee.com

*Luxury*  
**LAKE OCONEE**  
REAL ESTATE GROUP  
LUXURYLAKEOCONEE.COM

*"Realtors Who Know The Community By Heart."*

**Scan for additional  
photos/info**





# YOUR NEW PATIO PERGOLA



By Tim Carter

A few days ago I took my American Dirus dog for a walk in the southern New Hampshire town of Hudson while my wife was shopping for plants with my son. Willow and I went to Benson Park, an old zoo that is now a marvelous municipal park.

The place was alive with the laughter of children, and I could sense the bygone excitement of the thousands of people who had walked the same pathways over the past seven decades. All those years ago, they were about to see camels, alligators, bears, elephants and many more exotic animals.

Park benches were plentiful, but one in particular caught my eye, as it was nestled under a weathered, simple yet elegant pergola.

While Willow was using her nose to make a mental note of all the other dogs who had been to the same spot, I used my eyes to take in the beauty of this structure. I thanked the architect or carpenter who had come up with the idea for the pergola's interlocking 5/4 x 10 rough-sawn cedar used to create the shade screen that measured 12 by 16 feet. It was the perfect size, in my opinion.

As strange as it seems, the first thing that I noticed was the extra simple trim lumber that had been used to fatten the four support posts. While it was unnecessary, this small touch created both visual appeal as well as a subliminal message of strength. Think about an elephant's lower legs compared to a gazelle's. The elephant telegraphs sturdiness, power and stability.

Fortunately, no one had ever painted this masterpiece. I'm sure it had been stained at one time, but that was years ago, as the cedar wood now sports a distinctive gray color much like my own hair. It's vital the park staff clean and seal the wood soon, in my opinion. Water and sunlight will eventually take their toll and the majestic pergola could end up as dumpster fodder or kindling wood.



When you seal your pergola, or any outdoor wood, always try to use a penetrating sealer made with synthetic resins. You also want one with a medium color. The color pigments act like sunscreen, sacrificing themselves to the ultraviolet (UV) rays that contain photons. Keep in mind that penetrating wood sealers don't peel like film-forming sealers that seem to dominate the marketplace.

**If you plan to build a pergola this summer you only need a few tools. But before you buy any lumber, you need to visit your local zoning office to see if you're even allowed to build one.**

The cynic in me thinks the sealer manufacturers promote film-forming sealers because when they fail, your deck, pergola or outdoor wood furniture looks horrible faster. This means you need to buy more sealer in fewer years.

If you plan to build a pergola this summer like the one I saw at Benson Park, you only need a few tools. But before you buy any lumber, you need to visit your local zoning office to see if you're even allowed to build one. Some cities, towns and even HOAs have very rigid and restrictive codes that limit what you can do on your own land.

Once you know you're allowed to construct your pergola, it's time to think about its primary purpose. Will it be simply decoration or will it be functional? What will you do under it? Sip an iced coffee, read a book, play harmonica, set up your outdoor amateur radio, play chess? Give

thought to the furniture you'll need, and make sure it fits with ease under the structure. You don't want to be bumping into the support posts.

I can't stress enough the importance of this planning step. All too often, folks think a certain size will work because the space seems so large. But as you start to move furniture in, the large space shrinks.

Spend the extra money to use stainless-steel nails, screws, bolts and nuts. Beware of cheap electroplated galvanized hardware. It looks great but that ultra-thin coating of zinc wears off faster than a two-week honeymoon. Once the metal begins to rust, it can permanently stain your expensive cedar or redwood.

Don't underestimate the power of wind. You'll thank your lucky stars that you attached the pergola to concrete piers using hold-down anchors when you get an alert on your phone about an approaching severe storm packing wind gusts of 50 mph or more. The last thing you want is to see your pergola lift up off the ground and float or tumble into a neighbor's yard.

My best advice is to go hunting for pergolas near your home. You might find them at garden centers, city or county parks, or in public gardens. Take your tape measure and notebook with you. When you spot one that makes you melt, it's time to take measurements and photos, or even sketch it so you can recreate it in your backyard. Don't try to reinvent the wheel, it's better to just copy one or tweak one that you already love.

©2023 Tim Carter. Distributed by Tribune Content Agency, LLC.





## #1 RESIDENTIAL GOLF COURSE IN GEORGIA – GOLFWEEK 2023



**TEXT: RBJPNDJ TO: 52187**

**129 SPIRIT RUN - \$429,000**

Awesome Building Lot in the Woodlands with Huge Main Lake and Golf Views. \$15,000 Golf Membership Credit.



**TEXT: RBHSXCB TO: 52187**

**124 Spirit Run - \$300,000**

Gently Sloping Golf Lot w/Views of #15 and #18. Full Golf Membership Included.



**TEXT: RBHSXCC TO: 52187**

**128 SPIRIT RUN - \$300,000**

Enjoy Beautiful Views on the 15th and 18th Fairways. A Full Golf Membership is Included in the Price.



**TEXT: RBHSXCG TO: 52187**

**112 Spirit Run - \$300,000**

Great Golf Course Lot w/Views of #15 Green, #16 Tee and #17 Fairway and Green. Full Golf Membership Included.



**TEXT: RBJHGDF TO: 52187**

**137 HAWKS RIDGE - \$259,000**

Beautiful Level Lakeview Building Lot in Hawks Ridge. Walking Distance to the Boat Docks.



**TEXT: RBHZMKY TO: 52187**

**103 INDIAN TRAIL - \$199,000**

Lake Access Lot Across the Street From the Common Boat Docks



## #1 RESIDENTIAL GOLF COURSE IN GEORGIA – GOLFWEEK 2023



TEXT: RBJPSQR TO: 52187

**198 IRON HORSE LANE - \$849,000**

Cuscowilla Lake Villa with Golf and Lake Views. This 2 BR / 2 BA Open Floor Plan is Perfect for Entertaining. Huge Back Porch with Fireplace and Lake Views. \$40,000 Golf Membership Credit Included



TEXT: RBJKBLP TO: 52187

**178 PARKSIDE LANE - \$925,000**

New Home in Parkside at Cuscowilla. This New 4 BR / 3.5 BA Home is Located on a Private Lot Across the Street from a Pond. There is also a Grassy Park that is Maintained by the POA.

**[www.Cuscowilla.com](http://www.Cuscowilla.com) • (706) 484-0055**





## #1 RESIDENTIAL GOLF COURSE IN GEORGIA – GOLF WEEK 2023



TEXT: RBJRFRB TO: 52187



**154 Cape View Lane - \$5,995,000**

**5 Bedrooms • 6.5 Baths • 6559 sq ft**

Enjoy majestic Lake Views from this unrivaled Lakefront estate in the coveted Cuscowilla community. Located on one of the finest Lakefront lots on Lake Oconee, this luxurious 5 BR and 6.5 BA custom home offers panoramic Lake Views from almost every room. The private point lot offers over 300 ft of water frontage, Southeastern exposure, lush landscaping, and an extraordinary amount of privacy.

**[www.Cuscowilla.com](http://www.Cuscowilla.com) • (706) 484-0055**

5

DECOR SWAPS TO  
KEEP YOUR HOME  
COOLER THIS  
*summer*





**A**s the temperature outside rises, the annual quest for a cooler home begins — but without spending a fortune on our utility bills.

Try incorporating these home-cooling design moves. By swapping out heavy textiles for airy fabrics and setting up effective cross-ventilation, you can create a cooler house without touching the thermostat.

Here's how to design your way to a chill, summer-ready house.

**1 Ditch the fuzzy rugs.** If your home is full of cozy wool rugs or fluffy shag rugs, give them the summer off. Roll them up and store them safely, making sure they are protected from bugs and out of direct sunlight so they won't fade.

Then, embrace a bare hardwood or stone floor, which is cooler underfoot. For those spots that need a rug, such as beside the bed or under the kitchen sink, swap in a flatwoven rug in a natural fiber.

**2 Invest in cooling window treatments.** Gauzy, lightweight curtains might create a summery vibe in a room, but because they let lots of sunlight filter through and won't help cool the space. To lower your energy bill, invest in shades that have a white plastic lining on the outside of the window as this reflects back as much light as possible.

**3 Create cross ventilation.** For those who don't have central air conditioning, cross ventilation is your best friend on hot days and will help keep the fresh air circulating.

To start, open two windows (or a window and a door) that are located across the room or even across the house or apartment, depending on the

size of your space. Set up a fan next to one window, so it will help propel the fresh incoming air throughout your home. The more powerful the fan, the better the airflow. For extra cooling power, try this trick: Place a bowl of ice in front of the fan to quickly chill the air. If you have a second fan, position it facing out toward the second window, so it will pull the air inside your home back outside.

Pro tip: If you're working from home this summer, arrange your desk near the path of the airflow, so you'll get a refreshing breeze all day long.

**4 Less is more.** If you typically have your bed and living room sofa piled with an abundance of snuggly blankets and throw pillows, it's time to streamline.

Now is a great time to wash any removable throw pillow covers and store most of them away for the season. If you decide to leave a pillow or two out, swap the heavy velvet covers for lightweight linen or cotton ones.

Instead of keeping cozy blankets strewn across the bed or sofa, store them nearby in a handwoven floor basket, just in case the A/C gets a little chilly at night.

**5 Cool down your bed.** Fact: No matter how hot your home may get during the day, it somehow manages to feel warmer the second your head hits the pillow. To avoid summertime night sweats, building a cooler bed is a must.

Start by investing in ultra-breathable bed sheets. Even if you're not a fan of a top sheet during the fall or winter months, it may be the perfect replacement for a duvet or comforter this summer.

And don't forget a cooling pillow. So long, night sweats!

# EXPERIENCE HAS ITS REWARDS!



Overlooking #9 fairway of Harbor Club and a hop, skip or jump away from the tennis courts and swimming pool, this golf course home has 3BR/2.5 baths, a bonus room & tons of storage. Immaculately maintained and recent updates inside and out! MLS#63270 \$589,000



This idyllic property boasts 21.28 acres, pond, pasture & wooded land, fenced & cross fenced, with a 3BR/2.5 BA Cape Cod style Home. This tranquil setting is close to the Firefly trail & Durhamtonn Resort. Bring your horses! MLS#64023 \$459,900



This craftsman bungalow style home has tons of unique features that you can only find in a historical home. There a fully fenced backyard with patio & 2 sheds. Includes a detached carport & a .35 acre lot. MLS#64051 \$184,900



Rare to find in city of Greensboro, updated one level brick home with 14 acres. This 4BR/3BA home has a large master, open kitchen w/island, hardwood floors in living areas and tons of outdoor areas. The acreage makes a nice recreational area. MLS#63179 \$419,900



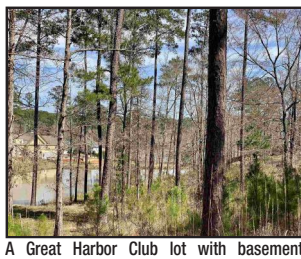
A spacious 4 sided brick home on .96 acre lot with 2 adjoining lots available for purchase. Recent updates. The back yard looks like a park. MLS#62156 \$235,000



2BR/2BA, top floor condo, vaulted greatroom, kitchen, covered porch, amenities include tennis, swimming, clubhouse. MLS#63504 \$139,500



Down a country road lies this tranquil piece of paradise on 65.49 acres with pasture, woods & a small creek. 3 BR/2B low country style home with complete wrap around porch. Barn style detached garage & a covered lean-to. Great outdoor living! MLS#63559 PRICE DRASTICALLY REDUCED TO \$600,000



A Great Harbor Club lot with basement potential, pond frontage & view sits on .76 of an acre. The amenities include Gated entrance, Marina, Golf, Tennis, Pickle-ball, Pool & more. Membership Available. MLS#63949 \$53,500



**TERRI  
THORNTON**

o: 706-467-3181  
c: 706-347-0117  
tstthornton@aol.com  
terrihornton.cblakeoconee.com

*Your Hometown  
Realtor for  
Over 28 Years!*



**COLDWELL  
BANKER**

LAKE O'CONNOR REALTY  
2800 Reynolds Walk Trail  
Greensboro, GA 30642



# FEATURED PROPERTIES

Check Out These Featured Properties Before They Are GONE!

**REYNOLDS LAKE OCONEE** **\$2,695,000**



**1221 Curtright Place**

**Contact Kathy Daniel at (706)473-1707**

Amazing Reynolds Lake Oconee Peninsula Homesite with approx. 500+ Feet of Water Frontage. Beautiful Hardwoods and Unbelievable Panoramic Big Water Views. Centrally located in the most desirable area on Lake Oconee near the new Richland Pointe Club and the Ritz Carlton. Reynolds Golf Membership Available.

**Text: RBJNLQT To: 52187 for Info & Photos**  
Keller Williams Lake Oconee

**REYNOLDS LAKE OCONEE** **\$1,750,000**



**Contact Kathy Daniel at (706)473-1707**

Reynolds Lake Access Custom Designed Home w/24 Hour Assigned Boat Slip. This move in ready beautifully decorated home is a 3 BR, 3 1/2 BA on a professionally landscaped 1.21 acre lot. Custom cabinets, kitchen design, trim, coffered ceilings, vaulted ceilings, fireplace and a covered screened porch are a few of the many upgrades. Reynolds Golf Membership Available.

**Text: RBJMYHX To: 52187 for Info & Photos**  
Keller Williams Lake Oconee

**DEL WEBB AT LAKE OCONEE** **\$399,900**



**Contact Kathy Daniel at (706)473-1707**

Don't Miss this Lake Oconee Del Webb Abbeyville 2BR/2BA Home with Flex Room! Fireplace, Granite Countertops, Stainless Steel Appliances, Kitchen Tile Backsplash, Upgraded Cabinet Package, Engineered Hardwoods and More!

**Text: RBJMCMF To: 52187 for Info & Photos**  
Keller Williams Lake Oconee

**Feature your property here**

**Contact Mark Klein**  
**678-428-0320**  
**TREBLakeArea@gmail.com**  
**TREBLakeArea.com**



To Advertise Contact:

**MARK KLEIN**

**TREBLakeArea@gmail.com • (678) 428-0320 • TREBLakeArea.com**

# YOUR REYNOLDS LAKE

**Lake Oconee's  
#1 AGENT  
For The Last DECADE!**

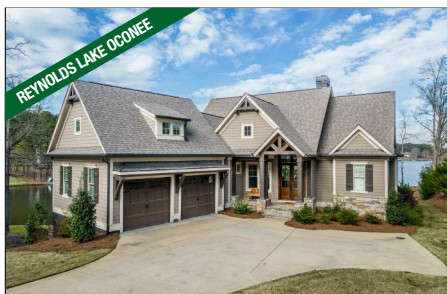


**To See ALL  
Reynolds Resale Properties  
TEXT: **LoveReynolds**  
TO: **52187****



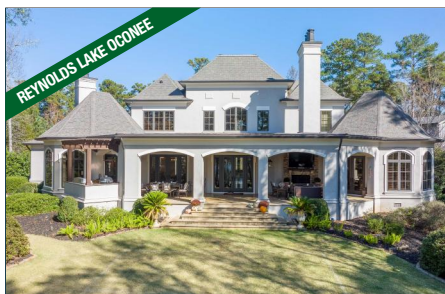
Don't Miss This One of a Kind Lake Home. No Detail Inside or Out of this Beautiful Home was Overlooked and No Cost Was Spared.

**TEXT: RBJQFTZ TO: 52187**



Don't Miss This Rare Lakefront Opportunity. Being Sold Fully Furnished

**TEXT: RBJNYQJ TO: 52187**



Spectacular French Country Styled Home w/Amazing Golf & Lake Views

**TEXT: RBJLMYP TO: 52187**



Wonderfully and Thoroughly Updated Lakefront Home

**TEXT: RBJNYLL TO: 52187**



Charming Lake Home Situated on a 2.44 Acre Park Like Setting

**TEXT: RBJFJWB TO: 52187**



# OCONEE RESALE EXPERT



**COLDWELL BANKER**

LAKE OCONEE  
REALTY/LAKE COUNTRY

2800 Reynolds Walk Trail Greensboro, GA 30642

## BRIAN QUINN

o: 706.467.3181 | c: 706.347.2368

brianaquinnrealtor@gmail.com



TO SEE ALL REYNOLDS RESALES PROPERTIES VISIT:

**REYNOLDSLAKEOCONEERESALES.COM**

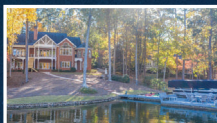
THE ONLY REAL ESTATE SEARCH ENGINE YOU NEED

Brian Quinn  
YOUR REYNOLDS LAKE OCONEE RESALE SPECIALIST

START YOUR REYNOLDS LAKE OCONEE REAL ESTATE SEARCH

SELECT A COMMUNITY: Reynolds Lake Oconee  
PROPERTY TYPE: Residential  
VIEW: No Preference  
PRICE: Min - Max  
FIND

REYNOLDSLAKEOCONEERESALES.COM



## BRIAN QUINN'S AWARDS

- #1 COLDWELL BANKER AGENT IN THE STATE  
OF GEORGIA SEVEN YEARS IN A ROW!
- INTERNATIONAL SOCIETY OF EXCELLENCE  
(TOP 1% OF ALL COLDWELL BANKER AGENTS WORLDWIDE 7 YEARS IN A ROW)
- 2021 OVER \$90 MILLION IN SALES AND 75 UNITS
- 2020 NEWSWEEK'S "AMERICA'S BEST REALTOR"
- EAGLE AWARD (15 YEARS AS MILLION DOLLAR CLUB MEMBER)
- TOP SELLING RESALE AGENT IN THE HISTORY OF REYNOLDS LAKE OCONEE



REYNOLDSLAKEOCONEERESALES.COM

ANSLEY  
REAL ESTATE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

WE CAN HELP YOU

# Find Your *Happy Place* *at Lake Oconee*

## Jennifer Vaughan Group

WORK WITH TRUSTED ADVISORS AT LAKE OCONEE

**C. 706.431.0678 | O. 706.995.7500 | JV@ANSLEYRE.COM**

**ANSLEYRE.COM | 1394 S. MILLEDGE AVENUE ATHENS GA 30605**

Equal housing opportunity. If you have an existing brokerage relationship, this is not intended as a solicitation. All data believed to be accurate but not warranted.



**REYNOLDS LAKE OCONEE - \$2,995,000**  
Stunning Lakeside Paradise! 5 BD/ 5BA / 2 Half BA.



**EATONTON HISTORIC DISTRICT - \$799,900**  
The Historic Ezell House! Built in 1887, a True Treasure



**LAKE SINCLAIR - \$2,149,000**  
Live Like a Rockstar! Mid-century modern waterfront ranch



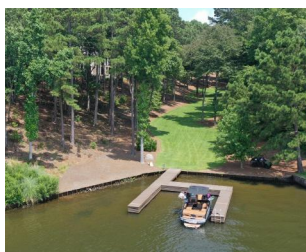
**REYNOLDS LAKE OCONEE - \$6,499,000**  
One-of-a-kind Point Property w/Amazing Views!



**REYNOLDS LAKE OCONEE - \$5,795,000**  
Lakefront w/Timeless Style & Superior Craftsmanship



**LAKE SINCLAIR - \$1,495,000**  
Enjoy the Best of Lake Life in this 5 BD/5 BA Home



**REYNOLDS LANDING - \$250,000**  
This .75 Acre Lot Enjoys Views & Lake Access



**REYNOLDS LAKE OCONEE - \$599,000**  
The Village at Lake Club Pointe condo! Walk-in level



**LAKE SINCLAIR - \$1,200,000**  
Endless Main Lake Views from this Luxurious Condo