

FOR SALE

11 Fully Developed Final Platted Lots in Waterford Big Canoe - Pickens County, GA

Waterford Way, Marble Hill, GA 30148

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

11 Fully Developed Final Platted Lots in Waterford within Big Canoe

WATERFORD WAY, MARBLE HILL, GA 30148



OFFERING SUMMARY

11 VDL Lots Sale Price:	\$110,000 per lot
Lot Size:	1.1 to 3.08 Acres
Zoning/Entitlement:	RR - Residential
Utilities:	All Available Will Require Onsite Septic Systems
School District:	Tate ES Pickens County MS Pickens County JHS Pickens County HS

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present 11 Fully developed, final platted lots in the Waterford Section of the wildly successful Big Canoe private residential and golf community in eastern Pickens County. The property consists of 11 residential lots ranging from 1.1 to 3.08 acres. With new homes in Big Canoe selling at an average of \$680,000 over the past 12 months, **most homes in the Waterford are selling well over \$1,000,000**. The market is solid for a new residential development in Waterford. All utilities are in place and lots will require on site septic systems. Sites are wooded with some of the most gently rolling topography found in the area! Despite the increase in mortgage interest rates since July 2022, there is still a demand for new construction in this area and a developer is likely to have great success in selling a mix of basement, slab and speculative homes in this community.

LOCATION OVERVIEW

Located close to GA Hwy 53 and convenient to Hwy 575 and the greater Atlanta Metropolitan area, the subject property is roughly 13 miles from Jasper and 15 miles from Dawsonville with many of the commercial necessities in the nearby Big Canoe community. Both Dahlonega and Ball Ground are only a short drive away (15-20 miles) offering easy access to great restaurants, entertainment and attractions. The Dawsonville Premium Outlets are only 30 minutes away. In the Tate ES (11 miles) and Pickens County MS, JHS and HS (15 miles) districts.

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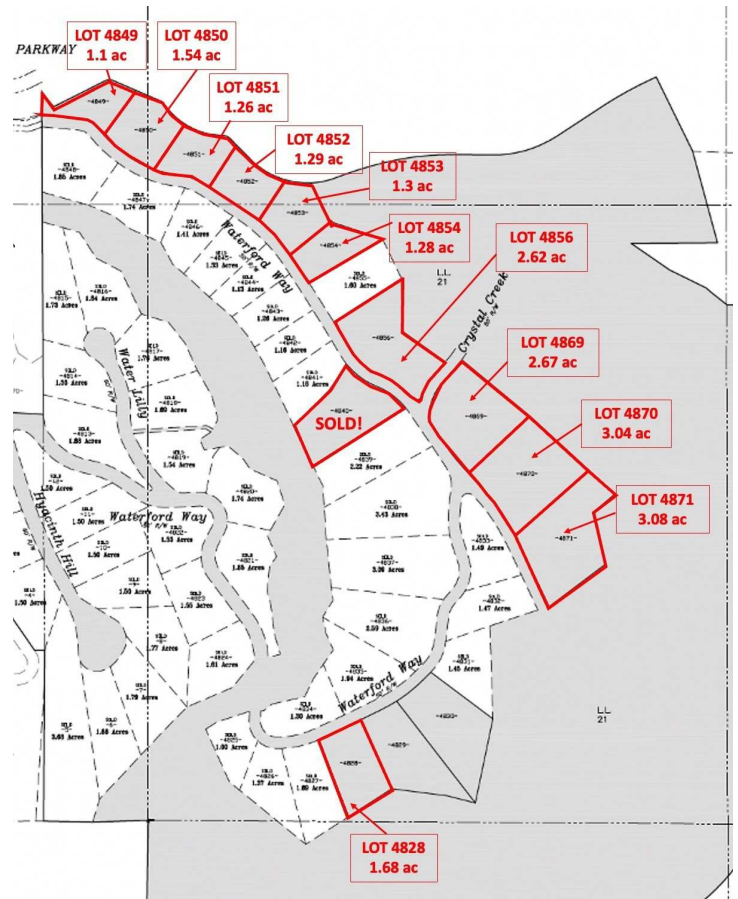
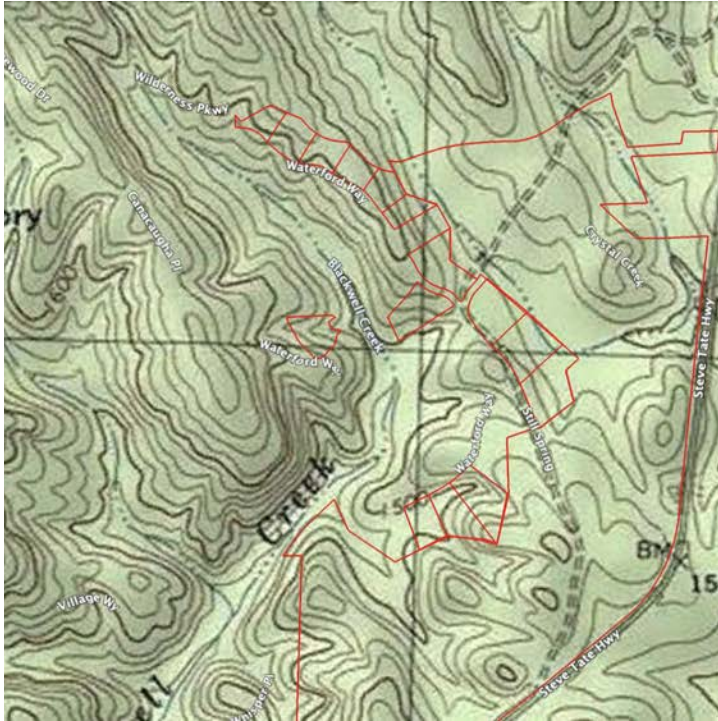
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

ADDITIONAL PHOTOS

11 Fully Developed Final Platted Lots in Waterford within Big Canoe

WATERFORD WAY, MARBLE HILL, GA 30148



11 VACANT DEVELOPED LOTS - \$110,000 PER LOT

LOT NUMBER	ADDRESS	ACREAGE
4849	23999 Waterford Way	1.1
4850	24000 Waterford Way	1.54
4851	24001 Waterford Way	1.26
4852	24002 Waterford Way	1.29
4853	24003 Waterford Way	1.3
4854	22395 Waterford Way	1.28
4840	22393 Waterford Way	2.22 SOLD
4856	22396 Waterford Way	2.62
4869	22397 Waterford Way	2.67
4870	22398 Still Spring	3.04
4871	22399 Still Spring	3.08
4828	19958 Waterford Way	1.68

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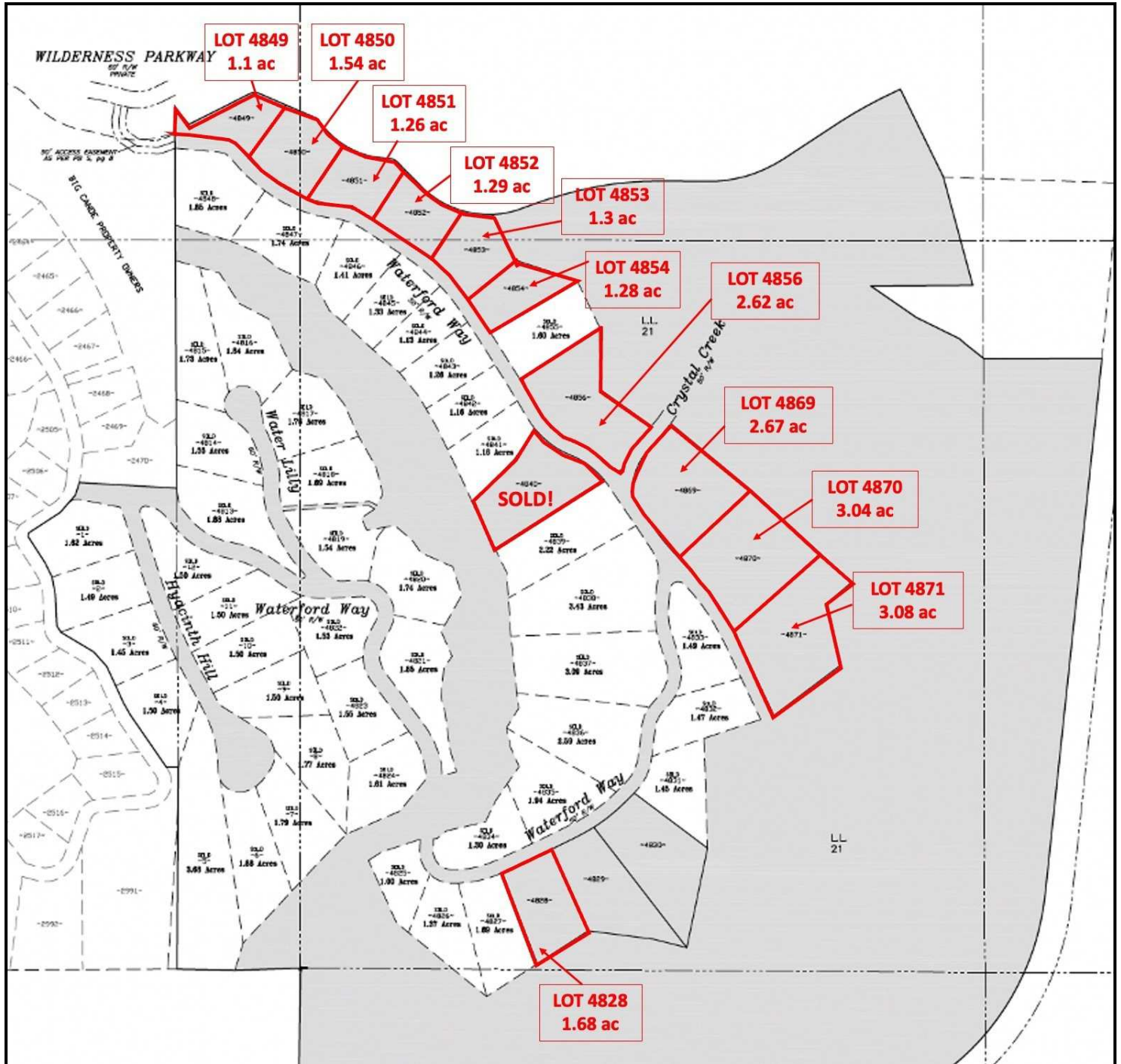
ztibbs@nortoncommercial.com

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ADDITIONAL PHOTOS

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0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



AERIAL VIEW - APPROXIMATE LOCATION OF LOTS



EXAMPLE OF HOUSE ON WATERFORD WAY

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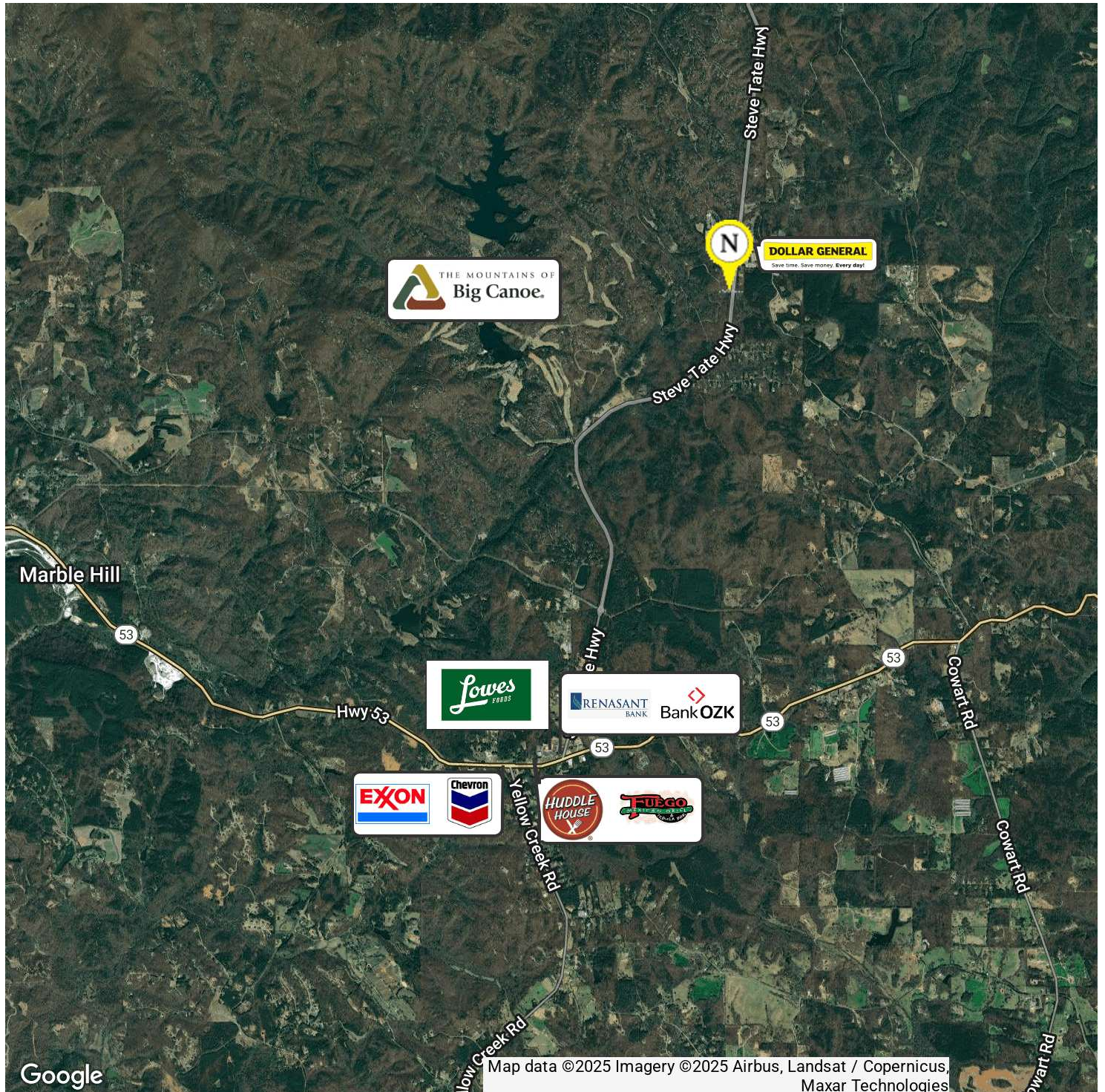
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RETAILER MAP

11 Fully Developed Final Platted Lots in Waterford within Big Canoe

0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



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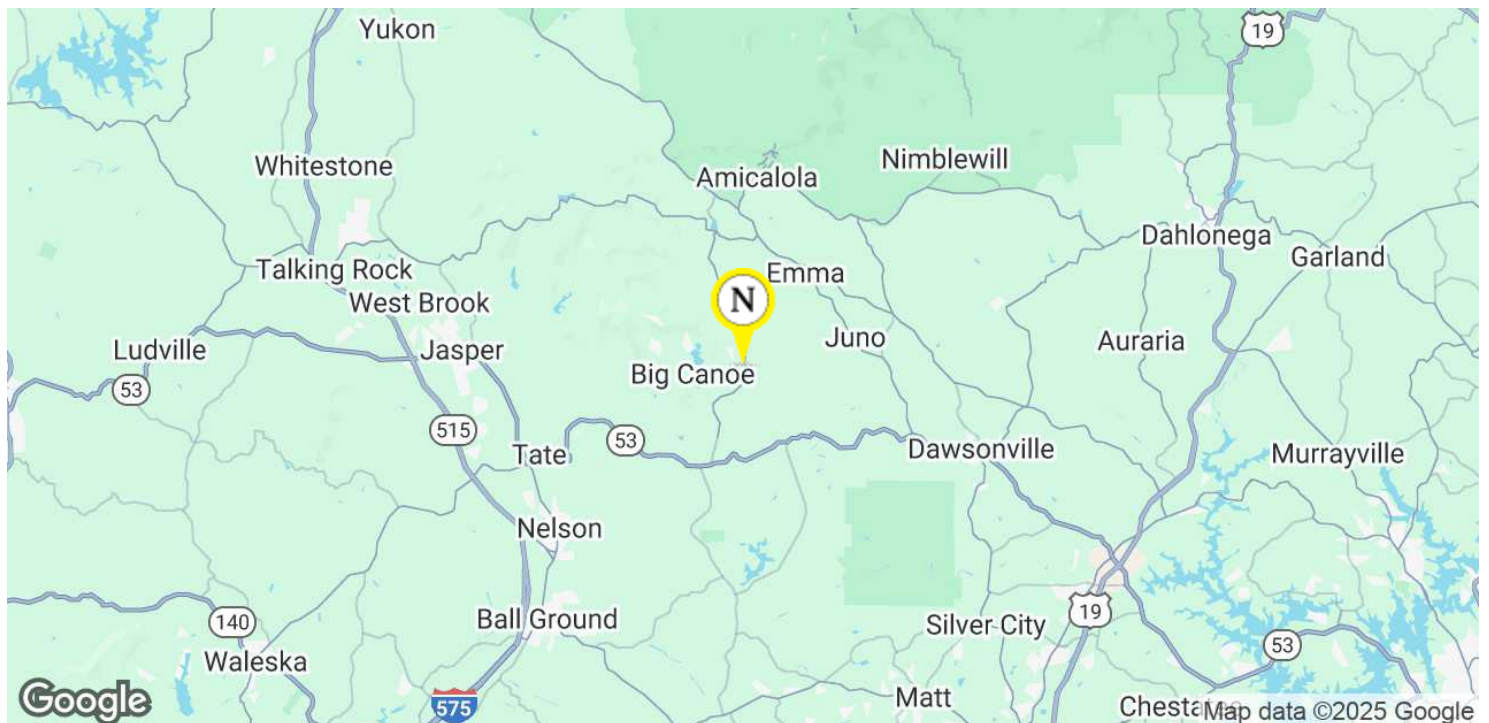
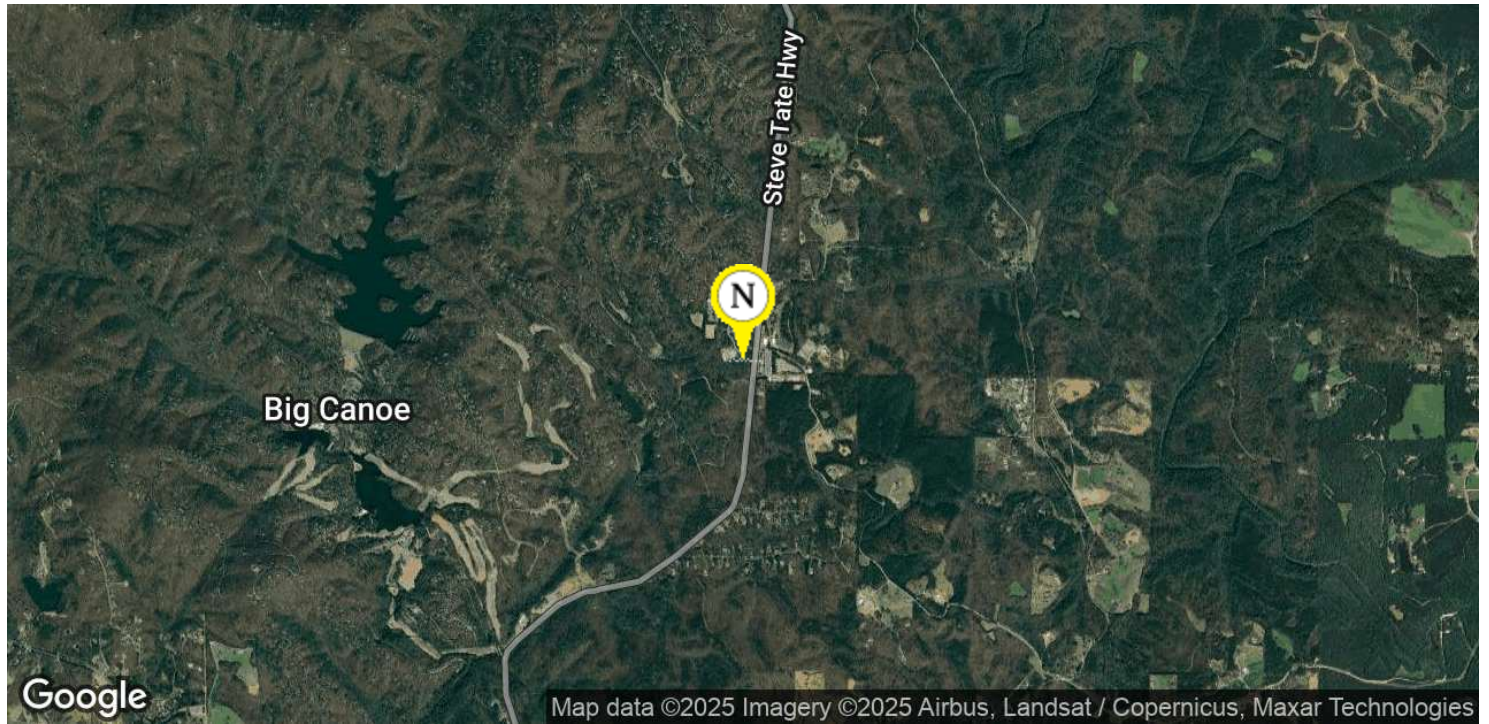
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LOCATION MAP

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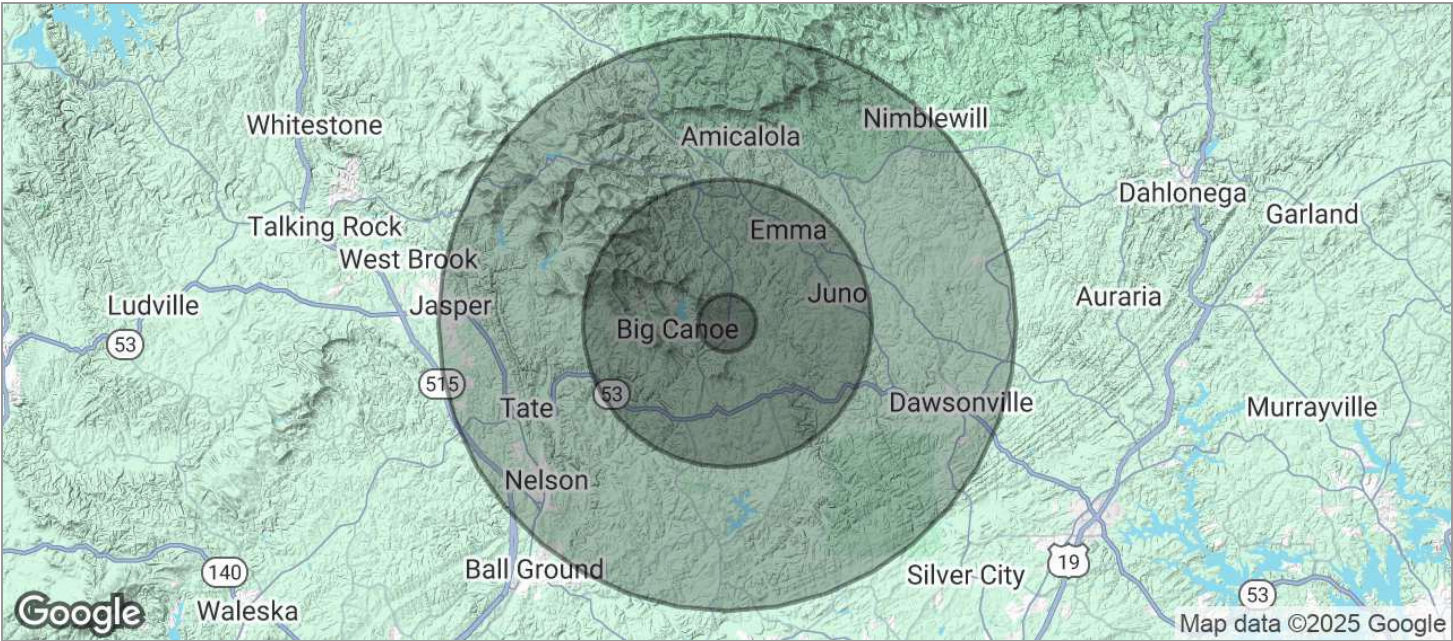
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0 STEVE TATE HIGHWAY, MARBLE HILL, GA 30148



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	49	3,052	14,408
MEDIAN AGE	38.2	31.7	38.1
MEDIAN AGE (MALE)	37.5	31.5	36.8
MEDIAN AGE (FEMALE)	42.4	31.5	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	19	884	5,256
# OF PERSONS PER HH	2.6	3.5	2.7
AVERAGE HH INCOME	\$38,767	\$30,203	\$31,377
AVERAGE HOUSE VALUE	\$73,129	\$71,601	\$87,248

* Demographic data derived from 2020 ACS - US Census

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THIS IS A PRELIMINARY PLAT FOR THE PURPOSE OF RECORDING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PICKENS COUNTY CLERK'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE: 12/18/2006

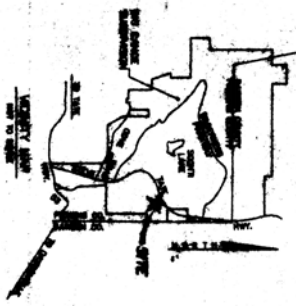


PICKENS COUNTY CLERK'S OFFICE
1000 W. MAIN ST., SUITE 200
PICKENS, GA 39646
PHONE: (904) 938-1234
FAX: (904) 938-1235

eFiled & eRecorded
DATE: 11/6/2019
TIME: 12:15 PM
PLAT BOOK: 02019
PAGE: 00213
RECORDING FEES: \$8.00
PARTICIPANT ID: 4385169400

PICKENS COUNTY CLERK
JENNIFER JORDAN
LAND DEVELOPMENT OFFICE

APPROVED
DATE: 12/27/2007



SE-154
PICKENS COUNTY CLERK
CERTIFICATE OF APPROVAL OF PROPERTY OWNERS ASSOCIATION
I, JENNIFER JORDAN, CLERK OF PICKENS COUNTY, GEORGIA, HAVE REVIEWED THE LEGAL DOCUMENT CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE TRACT OF LAND DESCRIBED IN THE PLAT AND HAVE FOUND THAT THE ASSOCIATION IS LEGALLY CONSTITUTED AND THAT THE ASSOCIATION HAS THE RIGHT TO OWN AND CONTROL THE TRACT OF LAND DESCRIBED IN THE PLAT AND TO ENFORCE THE COVENANTS, CONDITIONS, AND RESTRICTIONS THEREON. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS OF PICKENS COUNTY, GEORGIA.

ALL RIGHTS, TITLE, AND INTEREST IN THE PROPERTY HAVE BEEN CONVEYED TO THE PROPERTY OWNERS ASSOCIATION BY DEED DATED 12/18/06.
DATE: 12/18/06
DEVELOPER: [Signature]

I, JENNIFER JORDAN, CLERK OF PICKENS COUNTY, GEORGIA, HAVE REVIEWED THE LEGAL DOCUMENT CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE TRACT OF LAND DESCRIBED IN THE PLAT AND HAVE FOUND THAT THE ASSOCIATION IS LEGALLY CONSTITUTED AND THAT THE ASSOCIATION HAS THE RIGHT TO OWN AND CONTROL THE TRACT OF LAND DESCRIBED IN THE PLAT AND TO ENFORCE THE COVENANTS, CONDITIONS, AND RESTRICTIONS THEREON. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS OF PICKENS COUNTY, GEORGIA.

PICKENS COUNTY COMMISSIONER

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DATE: 12/27/2007

[Signature]

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DATE: 3/20/07

[Signature]

T.A. [Signature] CLERK OF PICKENS COUNTY, GEORGIA, HAVE REVIEWED THE LEGAL DOCUMENT CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE TRACT OF LAND DESCRIBED IN THE PLAT AND HAVE FOUND THAT THE ASSOCIATION IS LEGALLY CONSTITUTED AND THAT THE ASSOCIATION HAS THE RIGHT TO OWN AND CONTROL THE TRACT OF LAND DESCRIBED IN THE PLAT AND TO ENFORCE THE COVENANTS, CONDITIONS, AND RESTRICTIONS THEREON. I HAVE THEREFORE APPROVED THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS OF PICKENS COUNTY, GEORGIA.

STATE OF GEORGIA
PICKENS COUNTY
FILED FOR RECORDING
ON THE DAY OF 18
O'Clock AND RECORDED
IN BOOK NO. OF PAGE
THIS DAY OF 18

SUPERIOR COURT, PICKENS COUNTY, GEORGIA

NOTE:
THIS PLAT CAN BE RECORDED WITHOUT WRITING PERMISSION FROM THE PICKENS COUNTY LAND DEVELOPMENT OFFICE AND THE PICKENS COUNTY COMMISSIONER.

TOTAL ACRES IN LOTS - 703,808 S.F. - 17.54 AC.
TOTAL LENGTH OF PAVEMENT - 1480'

TRACT THREE - PHASE 1
LOTS 4041-4045



GALLAGHER & ASSOCIATES
CIVIL ENGINEERS
1000 W. MAIN ST., SUITE 200
PICKENS, GA 39646
PHONE: (904) 938-1234
FAX: (904) 938-1235

TRACT THREE
Phase 1
WATERFORD
LOCATED IN LAND LOTS 21 & 26
4TH DISTRICT, 2ND SECTION
PICKENS COUNTY, GEORGIA
SCALE: 1" = 100'
APRIL 5, 2008

eFiled & eRecorded
 DATE: 11/6/2019
 TIME: 12:15 PM
 PLAT BOOK: 02019
 PAGE: 00214
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 4385169400
 CURRENT: Jennifer Jordan
 PICKENS COUNTY, GA

TRACT THREE Phase 1 OF WATERFORD

LOCATED IN LAND LOTS 21 & 56
 4TH. DISTRICT, 2ND. SECTION
 PICKENS COUNTY, GEORGIA
 SCALE: 1" = 100' APRIL 5, 2008



GALLAGHER ASSOCIATES
 CONSULTANTS
 LAND SURVEYORS
 1827 HWY. 88 - P.O. BOX 9 - TAYLOR, GA 30077 - TEL. 770.788.8888
 JOE JARRETT
 REV. OCT. 23, 2008



PICKENS COUNTY
 LAND DEVELOPMENT OFFICE
APPROVED
 DEVELOPMENT OFFICER
 DATE: Jan 27 2007

C/L CURVE DATA					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
10	305.31'	288.30'	S48°31'17"E	284.37'	38°08'30"
11	2978.18'	288.75'	N51°51'02"W	288.82'	5°45'00"
12	722.14'	288.31'	N48°43'38"W	284.48'	21°58'14"
13	248.54'	117.88'	N70°27'10"E	118.57'	27°27'48"
14	481.87'	288.63'	N88°32'31"E	288.31'	31°17'38"
15	785.84'	185.41'	S48°33'48"E	185.07'	12°50'22"
16	180.08'	75.85'	N81°57'58"W	74.14'	43°30'32"
17	284.85'	101.09'	S30°08'02"W	100.40'	22°44'48"

LAKE

100' BUFFER

100' BUFFER

TRACT TWO - PHASE TWO

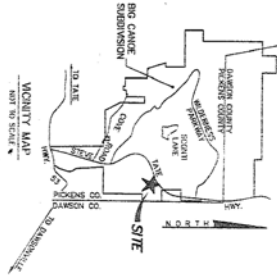
CRYSTAL CREEK

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND CONTAINS SUFFICIENT ENGINEERING INFORMATION TO PERMIT THE PLAT TO BE FORWARDED TO THE GEORGIA ALL INFORMATION, SMOKE, AND ENGINEERING STANDARDS WILL BE COMPLIED WITH.

DATE: 01/03/2007

BY: Richard A. Gallagher
REGISTERED PROFESSIONAL ENGINEER
NO. 1008
54 EAST ELM WAY
JACKSON, GEORGIA 30133
(706) 692-3216



ALL UTILITIES, RIGHTS-OF-WAY AND ALL ACCESS BOTH PRIVATE AND PUBLIC HAVE BEEN
IDENTIFIED, SHOWN AND LOCATED IN THE CORRECT NAME.
DATE: 1/10/07
DEVELOPER: James E. Lee

I HEREBY CERTIFY THAT ALL STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL
PLAT WILL BE INSTALLED IN AN ACCEPTABLE MANNER AND CONFORM TO THE PICKENS
COUNTY SUBDIVISION STANDARDS. I FURTHER CERTIFY THAT OWNERSHIP AND MAINTENANCE
OF THE STREETS RESPONSIBLE ON THE PLAT AS PRIVATE STREETS ARE OUTLINED IN THE
ATTACHED LEGAL DOCUMENT OF THE PROPERTY OWNERS ASSOCIATION.

DATE: 4/5/07

PICKENS COUNTY COMMISSIONER
Richard A. Gallagher

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN PROPERLY
REVIEWED AND APPROVED FOR RECORDING IN THE PICKENS COUNTY CLERK'S OFFICE.
THAT ALL OF THE REQUIREMENTS OF THE PICKENS COUNTY SUBDIVISION STANDARDS HAVE
BEEN MET AND THE PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE
CLERK OF SUPERIOR COURT IN PICKENS COUNTY.

DATE: April 5, 2007

PICKENS COUNTY DEVELOPMENT OFFICE
Richard A. Gallagher

THIS PLAT BEING MADE IN ACCORDANCE WITH THE ACTS OF THE GEORGIA LEGISLATURE
NOT TO BE IN A DISCONTINUED 100 YEAR (100) YEAR PLAT.

I HEREBY CERTIFY THAT EACH LOT SHOWN HEREON, UNLESS OTHERWISE NOTED IS SUITABLE FOR
SURFACE WATER DISPOSAL.

DATE: 3/23/07

PICKENS COUNTY HEALTH DEPARTMENT REPRESENTATIVE:
Richard A. Gallagher

BEFORE THE SIGNATURE OF CONSTRUCTION PLANS FOR THE LOCATION OF THE HOUSE OR OTHER
STRUCTURES AND THE SEWER DISPOSAL SYSTEM SHALL BE SUBMITTED TO, AND APPROVED BY,
THE PICKENS COUNTY HEALTH DEPARTMENT.

36-154 PICKENS COUNTY CODE
SECTION 1-104.01 PICKENS COUNTY CODE

I HEREBY CERTIFY THAT I HAVE REVIEWED THE LEGAL DOCUMENT CREATING THE
PROPERTY OWNERS ASSOCIATION AND I HAVE FOUND THAT THE ASSOCIATION IS LEGALLY CONSTITUTED AND THAT
THE CONVENANTS, CONDITIONS AND RESTRICTIONS INCORPORATED IN THE
COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN
DATE: 3/27/07

PICKENS COUNTY ATTORNEY:
Richard A. Gallagher

NOTE:
THE LOT CAN BE RESUBDIVIDED WITHOUT WRITTEN PERMISSION FROM
THE PICKENS COUNTY HEALTH DEPARTMENT OFFICE AND THE PICKENS
COUNTY COMMISSIONER.

SUPERIOR COURT, PICKENS COUNTY, GEORGIA

STATE OF GEORGIA
PICKENS COUNTY
FILED FOR RECORDING
ON THE DAY OF 10
OCTOBER AND RECORDED
IN BOOK NO. OF PAGE
THIS DAY OF 19.

TOTAL ACRES IN LOTS - 965.455 S.F. - 22.16 AC.
TOTAL LENGTH OF PAVEMENT - 3251.5' 3.7 ACRES.

TRACT TWO - PHASE 2
LOTS 4838-4840
LOTS 4834-4836
LOTS 4839-4871

PICKENS COUNTY
LAND DEVELOPMENT OFFICE
Richard A. Gallagher

DATE: April 5, 2007



GALLAGHER & ASSOCIATES
CONSULTANTS LAND SURVEYORS
1007 HWY. 100 - P.O. BOX 81 - DUE, GA. 30717 - TEL: (706) 785-6389
JOE JARRETT

REVISED DATE: 4, 2006

SHEET 11E-2

TRACT TWO
Phase 2
WATERFORD
LOCATED IN LAND LOTS 21 & 36
4TH DISTRICT, 2ND SECTION
PICKENS COUNTY, GEORGIA
SCALE: 1" = 100'
REVISED MAY 20, 2005
REVISED JUNE 13, 2005
REVISED MARCH 9, 2006
REVISED OCT. 23, 2006

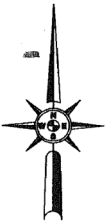
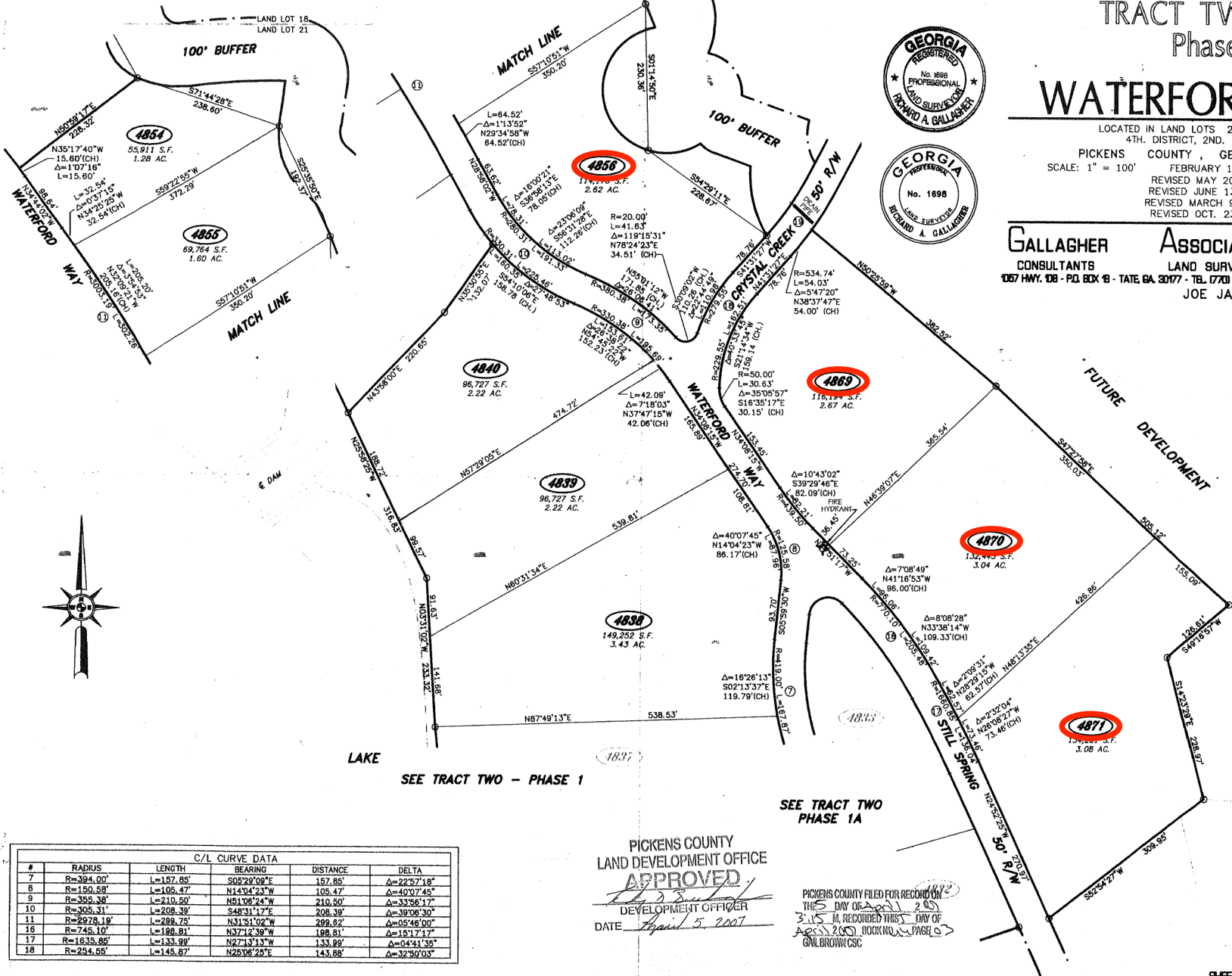
Phase 2
110422

TRACT TWO Phase 2 OF WATERFORD

LOCATED IN LAND LOTS 21 & 56
4TH. DISTRICT, 2ND. SECTION

PICKENS COUNTY, GEORGIA
SCALE: 1" = 100'
FEBRUARY 14, 2005
REVISED MAY 20, 2005
REVISED JUNE 13, 2005
REVISED MARCH 9, 2006
REVISED OCT. 23, 2006

GALLAGHER ASSOCIATES
CONSULTANTS LAND SURVEYORS
1067 HWY. 108 - P.O. BOX 16 - TATE, GA. 31757 - TEL. (770) 735-6308
JOE JARRETT



C/L CURVE DATA				
#	RADIUS	LENGTH	BEARING	DELTA
7	R=394.00'	L=157.85'	S05°29'09"E	Δ=22°57'18"
8	R=150.59'	L=106.47'	N14°04'23"W	Δ=40°07'45"
9	R=305.30'	L=210.50'	N51°06'24"W	Δ=33°58'17"
10	R=305.31'	L=208.39'	S48°31'17"E	Δ=39°06'30"
11	R=2978.19'	L=288.75'	N31°51'02"W	Δ=05°46'00"
16	R=745.10'	L=198.81'	N37°12'39"W	Δ=15°17'17"
17	R=1635.85'	L=133.99'	N27°13'13"W	Δ=04°41'35"
18	R=234.55'	L=145.87'	N26°06'25"E	Δ=32°50'03"

PICKENS COUNTY
LAND DEVELOPMENT OFFICE
APPROVED
DEVELOPMENT OFFICER
DATE April 5, 2007

SEE TRACT TWO
PHASE 1A

PICKENS COUNTY FILED FOR RECORD ON
THIS DAY OF April 2007
3:15 PM, RECORDED THIS DAY OF
April 2007, BOOK NO. 112, PAGE 9
GAIL BROWN CSC