

THE LAKE COUNTRY'S PREMIER REAL ESTATE GUIDE

# Homefinder

LAKE OCONEE • LAKE SINCLAIR

VOL. 25 • NO. 7

JULY 2026 • FREE



**ROBERT BOATRIGHT**

C: 706-817-1273 O: 706-252-8020



**BOATRIGHT**  
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AD ON  
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GREENSBORO • EATONTON • MADISON • MILLEDGEVILLE • ATHENS & SURROUNDING AREAS

Supplement to The Eatonton Messenger • Lake Oconee News • The Baldwin Bulletin

# FEATURED AGENT

of the month

## JIMMY BRANAN

### CUSCOWILLA

Located just 70 miles east of Atlanta along the shores of Lake Oconee, Cuscowilla is a private residential lake and golf community. Offering challenging golf, unrivaled lake views, and most importantly, a laid-back take on true Southern Hospitality. Cuscowilla is the ideal location to build a lakefront legacy your family will cherish for generations to come.



unspoiled setting. It all adds up to an experience that can't be replicated in the Lake Country.

"Cuscowilla is no ordinary club," said Jimmy Branan, Real Estate Broker at Cuscowilla Real Estate, LLC. "It is perfect for folks looking for a place to get away from the hectic pace of day-to-day life. I can assure you that you'll find things are a bit different here."

Jimmy Branan has been with Cuscowilla Real Estate for over 20 years and recently received the Crystal

Cuscowilla's calling card has long been Georgia's only Coore-Crenshaw designed championship golf course, which opened in 1997 to rave reviews. Known for their work at world-famous golf destinations such as Streamsong Red, Pinehurst #2, and Bandon Trails, the Coore-Crenshaw team crafted a truly stunning golf canvas at Cuscowilla that routinely ranks among the very best in the state. Recently, GolfWeek Magazine recognized Cuscowilla as the #1 Residential Golf Course in Georgia and #7 Best Private Course in Georgia.

As the only true private club on Lake Oconee, Cuscowilla members enjoy the course and amenities without interruption from outside play or resort outings. Cuscowilla also encourages players to walk the course in order to appreciate the game as it was meant to be played in a scenic,

Phoenix Award from the Lake Oconee Board of Realtors for 20 consecutive years of million dollar plus sales! No one on Lake Oconee knows Cuscowilla like Jimmy.

"To see what this community has evolved into over the last 20 plus years has been very special. We were always known as a "hidden gem", but the word has been out there for a few years now about the community and Club. We feel there's a tremendous amount of positive momentum surrounding Cuscowilla and the Lake Country in general, we're excited that we get to be a large part of that story."

For information on Real Estate opportunities at Cuscowilla, contact the team at 706-484-0055 or [realestate.cuscowilla.com](http://realestate.cuscowilla.com).

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# Riezl's RAVE

## FOOD, FAMILY, AND CONNECTION: WHY GATHERING AROUND THE TABLE MATTERS

*By Riezl Baker, co-founder Luxury Lake Oconee Real Estate Group*

Some of my favorite memories haven't happened in boardrooms or while closing real estate transactions. They happened around a dining table.

Growing up in the Philippines, food was never just about nourishment. It was an expression of love, hospitality, and celebration. Whether it was a simple family dinner or a holiday gathering, meals brought people together and created lasting memories.

To me, cooking is an act of caring. There is something special about preparing a meal for the people you love, sharing stories, passing down traditions, and creating space for meaningful connection. In a world that constantly pushes us to move faster, gathering around the table reminds us to slow down, be present, and appreciate one another.

That belief is one reason I enjoy hosting charitable gatherings in our home. Recently, I had the privilege of hosting a dinner benefiting the Oconee Performing Arts Society (OPAS). Surrounded by friends who share a passion for giving back, the evening was filled with laughter, great conversation, and a shared commitment to supporting the arts in our community. As I looked around the table, I was reminded that some of the most meaningful moments do not happen in grand ballrooms. They happen in homes, where people connect over good food and a common purpose.

Perfection is not what guests remember. They remember how you made them feel. Food is much more than what is served on a plate. It is community built one conversation at a time.

**So cook the meal. Invite the friends. Set the table.** Because long after the dishes are cleared, what remains are the connections we nurture, the memories we create, and the lives we touch through our generosity.



**RIEZL BAKER**

25 Years in Real Estate

\$129M+ Sold 2025

### *A Favorite Recipe from My Table*

#### **Coconut Chicken Adobo**

A Filipino favorite inspired by Chef Angela Dimayuga's New York Times Cooking recipe.

*Ingredients:* 3 lbs bone in chicken thighs and drumsticks, salt, pepper, 2 tbsp coconut oil, 10 garlic cloves, 1 tbsp peppercorns, 4 bay leaves, ½ cup soy sauce, ½ cup cane or coconut vinegar, 1 can coconut milk, Thai chiles (optional), jasmine rice.

*Directions:* Brown seasoned chicken in coconut oil. Sauté garlic, peppercorns, and bay leaves. Add soy sauce and vinegar and simmer briefly. Return chicken to pot, add coconut milk and chiles, and simmer 30 to 40 minutes until tender. Reduce sauce if desired and serve over jasmine rice.

# COTTAGE GROVE AT LAKE OCONEE

NEW COTTAGE-STYLE RANCH HOMES IN EATONTON, GA



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**AVAILABLE**

Hartwell Plan  
107 Cottage Grove, Lot 38  
1,314 Sq. Ft.  
\$304,531



**AVAILABLE**

Livingston Plan  
111 Cottage Grove, Lot 36  
1,014 Sq. Ft.  
\$282,996



**AVAILABLE**

Hartwell Plan  
119 Cottage Grove, Lot 32  
1,314 Sq. Ft.  
\$306,529



**UNDER CONTRACT**

Oconee Plan  
113 Cottage Grove, Lot 35  
1,502 Sq. Ft.  
\$326,854



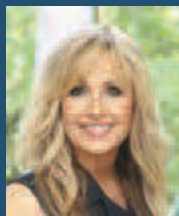
**UNDER CONTRACT**

Buckhead Plan  
103 Cottage Grove, Lot 40  
1,228 Sq. Ft.  
\$296,949

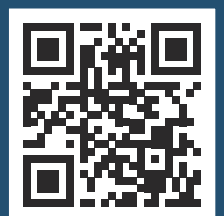


**UNDER CONTRACT**

Sinclair Plan  
117 Cottage Grove, Lot 33  
1,700 Sq. Ft.  
\$339,300



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**\$425,000**

5 beds | 4 baths | 2,632 sqft  
Haddock  
2232 Fox Creek Dr



**\$1,399,000**

4 beds | 4 baths | 3,696 sqft  
Greensboro  
1101 Club Cove Dr



**\$399,000**

3 beds | 2 baths | 1,894 sqft  
Eatonton  
302 N Lafayette St



**\$355,000**

3 beds | 2 baths | 1,152 sqft  
Eatonton  
103 Fawn Ct



**\$1,099,000**

7 beds | 8 baths | 6,194 sqft  
Greensboro  
1361 West Broad St



**\$1,499,000**

4 beds | 4 baths | 4,243 sqft  
Buckhead  
1230 Sailview Dr



**\$699,000**

3 beds | 3 baths | 2,676 sqft  
Greensboro  
1020 Lake Terrace Bend



**\$625,000**

3 beds | 3 baths | 2,656 sqft  
Greensboro  
1190 Little Shoals Rd



**\$278,000**

3 beds | 2 baths | 1,894 sqft  
Milledgeville  
243 Minor Rd NE



**\$475,000**

4 beds | 4 baths | 3,020sqft  
Milledgeville  
206 Admiralty Way



**\$575,000**

3 beds | 2 baths | 2,094 sqft  
Greensboro  
1040 Cottonwood Trace



**Sandy Dillard**

**706.816.0852**

sandydillard@kw.com

**Terri Burner**

**706.473.1505**

terriburner@kw.com



**\$325,000**

3 beds | 2 baths | 1,440 sqft  
Eatonton  
163 Edgewater Dr



**\$547,900**

3 beds | 2 baths | 2,096 sqft  
Greensboro  
1101 Little Shoals Rd

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# 1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLFWEEK 2026



**178 PARKSIDE LANE - \$995,000**

Lake Access home in Parkside at Cuscowilla. This pristine 4 BR / 3.5 BA home is located on a private lot across the street from a beautiful pond.



**309 SOJOURN - \$999,999**

Nestled in the heart of Cuscowilla, this stunning, rare 3 BR / 3 BA penthouse condo is one of only two corner unit on the top floor



**SOJOURN 101 - \$535,000**

Charming 2BR / 2 BA corner unit with an oversized covered porch. Main Lake and golf views.



**151 WILDWOOD DRIVE - \$449,000**

Build your dream home on this large (1.22 ac) Lake Access lot. A Golf or Social Membership is available.



**133 INDIAN SUMMER PATH - \$2,650,000**

Enjoy breathtaking Lake and Golf course views from this Lakefront Villa with a private Max Dock and a \$40,000 Golf membership Credit.



**LOT 8 COVEY DRIVE - \$2,500,000**

This unique (3.17 ac) estate lot offers privacy plus a generous building envelope to build your custom dream home. Approved for a max dock and a full \$60,000 Cuscowilla Golf Membership is included in the price.



# 1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLF WEEK 2026



**127 HAWKS RIDGE - \$1,695,000**

Perfectly situated on a POA-maintained park overlooking Lake Oconee, with boat docks just steps away, this home offers the ideal setting for gathering with family and friends.



**143 WILDWOOD DRIVE - \$2,295,000**

Beautiful custom home in The Coves at Cuscowilla. This impeccably maintained and professionally landscaped 6BR/6.5BA residence sits on a desirable lake-view lot.



**100 INDIAN TRAIL - \$895,000**

Nestled among the pines in the heart of Cuscowilla, this beautifully updated lake-access home offers the perfect blend of privacy and lake lifestyle. Close to the clubhouse and boat docks.



**LOT 2 ECHO LANE - \$580,000**

This large (0.78) acre - \$80,000 Golf Membership is included in the price.



**302 SOJOURN - \$850,000**

Enjoy the beautiful main Lake and Golf Views from this 3 BR / 3 BA condo located on a point lot overlooking Lake Oconee and the Cuscowilla golf course.



**105 SOJOURN - \$575,000**

Enjoy the main Lake views from spectacular, updated, 3 BR / 3 BA corner condo in Sojourn at Cuscowilla.

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**108 MAYFAIR CT**  
**\$715,000**  
EATONTON, GA



Easy Lake Living can be found in this Low Maintenance 3 Bd, 2.5 Ba Waterside Village Cottage in Great Waters-Reynolds Lake Oconee. Perfect for a Weekend Getaway, Second Home or Investment Property. This Lovely Well Maintained Cottage sits inside a Short Term Rental District offering Lake Access/Day Use Docking, Community Pool & Tennis Courts.



**106 TWISTING HILL LANE**  
ON LAKE SINCLAIR WATERFRONT HOUSE  
**\$850,000**

Lake Sinclair home with over 450 ft. of water frontage on 2.72 acres! Enjoy the lake year round in this craftsman cottage boasting 3 Bd, 2 Ba, Big Main Lake Views and an Abundance of outdoor space. With its own boat ramp, this home is perfect for Full time, part time really anytime for those seeking to entertain and play on the lake. Several storage buildings make storing your toys and gear a breeze. This home is well-maintained, updated, and move-in ready. Get a head start on the crowd and secure your lake house now!



**930 Lake Oconee Parkway Unit 214**  
**\$82,500**  
Lake Oconee

This Unit Comes Completely Furnished and has a Mini Fridge + Microwave. The Lodge is a Full Service Condo/Hotel on the shores of Lake Oconee with amenities including 8 Day. Use Docks for Owners/Guests, Outdoor Pool, Gym, Sauna, Meeting Rooms, Business Center, and a Large Parking Lot to accommodate RV's, Boats & Trailers. The Lodge Allows Owners the Option to place their unit into the Rental Program to generate extra cash flow...

Master's Week, Summer, 4th of July and Fall are all really busy times at Lake Oconee. No worries All Rental Responsibilities including reservations, housekeeping, and Maintenance are taken care of by the Management Company.



**139 OVERLOOK DRIVE**  
**\$99,000**  
EATONTON, GA

# COME LIVE THE DREAM AT LAKE OCONEE



1041 TUGGLE CREEK \$2,295,000

Welcome to this stunning custom home in the prestigious Sandy Ford section of Reynolds Lake Oconee, a community renowned for its world-class amenities and unmatched lake lifestyle. Enjoy breathtaking main lake views and lake access via 24 hour full use boat docks offering year-round docking and storage. A short walk leads to common-area green space where you can take in everything Lake Oconee has to offer.



**1651 LIGHTHOUSE CIRCLE \$1,999,000**

Come "Live the Dream" in this Lakefront Home on Lake Oconee!



**1370 WINGED FOOT DRIVE \$1,550,000**

New Lakefront listing in Harbor Club. Great Value!



**1432 CLUB DRIVE \$369,000**

Beautifully renovated townhome in Polo Club Villas at Harbor Club on Lake Oconee.



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## \$4,895,000

5 BEDS / 7 BATHS / 7,430 SQ FT



Come see this extraordinary Calvert & White custom home built on a beautiful private setting with Lake Views luxury finishes and high-end materials throughout the entire home. Enjoy the completely renovated kitchen with a huge marble island, top of the line appliances, custom cabinetry, lighting and vaulted wood ceilings. Enjoy the 7 fireplaces, expansive walls of casement windows, elevator, 4 bedroom suites, and a master suite with 4 walk-in closets, enclosed tub room with lake views and dressing/makeup area.



### \$725,000

3 BEDS / 4 BATHS / 3,035 SQ FT

1150 HARBOR RIDGE DR • Greensboro

NEW ROOF. You will be impressed with the setting, wonderful GOLF & LAKE views, location and updates in this cozy home in Harbor Ridge. This home is in meticulous condition with updated kitchen and master bath.



### \$1,695,000

4 BEDS / 5 BATHS / 4,916 SQ FT

1061 KIMBROUGH HILL DRIVE • Greensboro

This home is in mint condition and offers many many upgrades. High ceilings, lots of windows, plantation shutters and a main floor large master suite with sitting area and access to the screened porch.



### \$535,000

0.75 ACRE

1191 LAKE VIEW COURT # 4 • Greensboro

Wonderful large building lot with views of 2 greens, tees, 3 golf holes and a distant view of the Lake. Perfect building site for any type of home. Golf membership opportunity available.



### \$495,000

3 BEDS / 4 BATHS / 2,266 SQ FT

129 SEBASTIAN DR • Eatonton

Over 1.4 acres of privacy with a great backyard for a growing family. This floor plan offers many options and convenience to all rooms. Master suite is private with a large office nearby.



## Jim Linney

2024 LCBR REALTOR® OF THE YEAR

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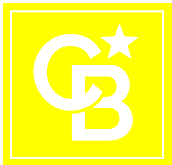
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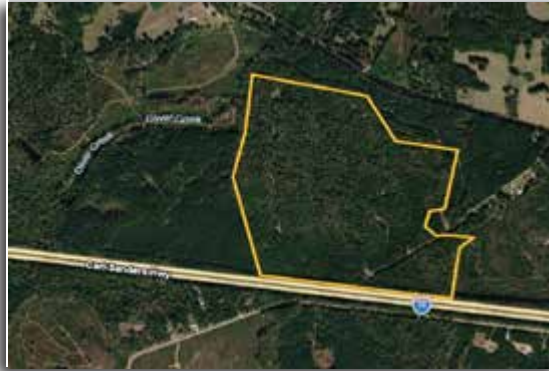


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**GREENE COUNTY ACREAGE**  
**\$1,309,000**

0 PEAR ORCHARD ROAD | Greensboro  
3 Bedroom / 2 Bathroom / 1,530 sq ft / 0.62  
Acres

Private Hunter's Paradise! Exceptional 154  
Acre Recreational Tract with Established  
ATV trails, Multiple Food Plots,



**HARBOR CLUB**  
**\$985,000**

1001 SHOAL CREEK COURT | Greensboro  
4 Bedroom / 5 Bathroom / 5,582 sq ft / 1.223  
Acres

Elegant golf course estate with private pool,  
mature landscaping, spacious living areas,  
and luxury lifestyle near Lake Oconee  
amenities.



**UNION POINT LAND**  
**\$434,000**

000 WASHINGTON HIGHWAY | Union Point  
28.71 Acres / Zoned Agricultural

Large Acreage, Partially Wooded and Open  
Pasture with a Spring Fed Creek. Road  
Frontage on State Highway 44



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**REYNOLDS LAKE OCONEE**  
**\$7,495,000**

1224 Rutledge Mill • Greensboro  
6 Bedroom / 7 Full 1 Half Bath  
NEW Construction, Waterfront,  
Truly One-Of-A-Kind Estate



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

1040 Stocks Lane • Greensboro  
4 Bedroom / 3 Full Bath / 3,424 sq ft  
Beautifully Renovated Waterfront  
Retreat on Private 0.91 Acre Homesite



**WATERS EDGE**  
**\$2,395,000**

222 Waters Edge Drive • Eatonton  
Once in a Lifetime Opportunity on  
Lake Oconee! 2 Parcels - Nearly 12  
Acres in Lake and Equestrian Property



**REYNOLDS LAKE OCONEE**  
**\$2,145,000**

1651 Pine Grove Rd • Greensboro  
4 Bedroom / 3 Full 1 Half Bath  
Rare Waterfront Opportunity, Over 1  
Acre, Quiet Cove, Membership Avail.



**REYNOLDS GREAT WATERS**  
**\$1,799,000**

129 Barrington Hall Dr • Eatonton  
4 Bedroom / 3 Full 1 Half Bath  
Mid-Cove Lot. Enjoy Wonderful Lake  
Views without Heavy Boat Traffic



**REYNOLDS LAKE OCONEE**  
**\$1,695,000**

1071 Eaglewood Way • Greensboro  
4 Bedroom / 3 Full 1 Half Bath  
Lake Access, 0.91Acre lot with Wooded  
Common Area in Backyard



**REYNOLDS GREAT WATERS**  
**\$1,295,000**

118 Millpond Trace • Eatonton  
5 Bedroom / 4 Full Bath  
4,091sq ft Ranch Styled Home on Large  
Lot and Nearly 5 Acre Common Area  
in Backyard - Amazing Privacy



**REYNOLDS LAKE OCONEE**  
**\$945,000**

1039 Planters Trail • Greensboro  
3 Bedroom / 2 Full 1 Half Bath  
Perfectly Positioned and Beautifully  
Updated Townhome Overlooking the  
1st Green of the Preserve Golf Course



**REYNOLDS LANDING**  
**\$849,000**

1051 Portside Court • Greensboro  
3 Bedroom / 3 Full 1 Half Bath  
Cottage in highly sought-after Village  
at Reynolds Landing - Rare  
Investment Opportunity as Short  
Term Rentals are Allowed



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LAKE OCONEE REALTY

m 678.614.2800  
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MORE DETAILS!



**LAKE OCONEE LAKEFRONT**  
**\$2,500,000**

125 ROCK ISLAND LANE • Eatonton  
4 Bedroom / 6.5 Bath / 5,851 sq ft Ultimate Lake  
Oconee Retreat. Show-Stopping Log Cabin Ideal for  
Multi-Family Living or Entertaining Large Groups



**SHARED LAKE ACCESS**  
**\$1,650,000**

170 ELLMAN DRIVE • Eatonton  
4 Bedroom / 3.5 Bathroom / 3,111 sq ft  
Refined Lake Access Residence in Sebastian  
Cove Community for Elevated Lake Living



**REYNOLDS LAKE OCONEE**  
**\$1,465,000**

1301 PLANTERS TRAIL • Greensboro  
4 Bedroom / 4.5 Bath / 5,286 sq ft Meticulously  
Maintained Residence Overlooking the 9th Fairway  
of The Preserve Golf Course. Membership Available



**REYNOLDS LANDING**  
**\$1,300,000**

1010 ANCHOR BAY POINT • Greensboro  
4 Bedroom / 5 Full Bathrooms / 4,276 sq ft Home  
Overlooking the 11th Tee of the Bob Cupp designed  
Championship Course. An Entertainer's Dream



**HARBOR CLUB**  
**\$475,000**

1100 MIRA VISTA COVE • Greensboro  
3 Bedroom / 2.5 Bath Golf Community Home.  
Beautifully Renovated, Open Layout, Screened-  
In Porch and Spacious Back Deck



**REYNOLDS LANDING**  
**\$399,000**

1031 ANCHOR BAY POINT • Greensboro  
Best Value in Reynolds Landing!  
0.74 Acre Cul-De-Sac Golf Course Lot with  
Membership Available



VOTED

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# Featured Property



## Melony Greene



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LAKE COUNTRY

**1001 Shoal Creek Court  
Greensboro**

**\$985,000**

4 beds | 5 baths | 5,250 sqft

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**JUST SOLD!**

**1101 Sunset Blf, Greensboro**

**\$849,900**

4 beds | 3 baths | 3,399 sqft

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mgreene@cblakeoconee.com

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1362 SCALES CREEK ROAD, HOMER, GEORGIA 30547

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NMLS 1896368 GRMA 68917

**770-654-3322**

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MORTGAGE EXPERT

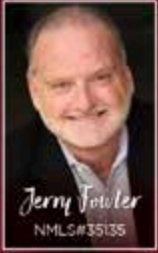
We're a full-service community bank offering expertise in every area of mortgage lending, from purchase to refinance to construction lending.



Stacey Leigh Herbert Keaton  
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Reach Out Today.**

Mortgage Amount	4%	4.50%	5%	5.50%	6%	6.50%	7%
\$50,000	\$238.00	\$253.00	\$268.00	\$284.00	\$300.00	\$316.00	\$333.00
\$60,000	\$286.00	\$304.00	\$322.00	\$341.00	\$360.00	\$380.00	\$399.00
\$70,000	\$333.00	\$354.00	\$376.00	\$397.00	\$420.00	\$442.00	\$466.00
\$80,000	\$381.00	\$405.00	\$429.00	\$454.00	\$480.00	\$506.00	\$533.00
\$90,000	\$429.00	\$456.00	\$483.00	\$511.00	\$540.00	\$569.00	\$599.00
\$100,000	\$477.00	\$507.00	\$537.00	\$568.00	\$600.00	\$632.00	\$666.00
\$110,000	\$524.00	\$557.00	\$591.00	\$625.00	\$660.00	\$695.00	\$732.00
\$120,000	\$572.00	\$608.00	\$644.00	\$681.00	\$720.00	\$758.00	\$799.00
\$130,000	\$620.00	\$659.00	\$698.00	\$738.00	\$780.00	\$822.00	\$866.00
\$140,000	\$667.00	\$709.00	\$752.00	\$795.00	\$840.00	\$885.00	\$932.00
\$150,000	\$715.00	\$760.00	\$805.00	\$852.00	\$900.00	\$948.00	\$999.00
\$160,000	\$763.00	\$811.00	\$859.00	\$908.00	\$960.00	\$1,011.00	\$1,066.00
\$170,000	\$810.00	\$861.00	\$913.00	\$965.00	\$1,020.00	\$1,074.00	\$1,132.00
\$180,000	\$858.00	\$912.00	\$966.00	\$1,022.00	\$1,080.00	\$1,138.00	\$1,199.00
\$190,000	\$906.00	\$963.00	\$1,020.00	\$1,079.00	\$1,140.00	\$1,201.00	\$1,265.00
\$200,000	\$954.00	\$1,013.00	\$1,074.00	\$1,136.00	\$1,200.00	\$1,264.00	\$1,332.00
\$210,000	\$1,001.00	\$1,064.00	\$1,127.00	\$1,192.00	\$1,260.00	\$1,327.00	\$1,399.00
\$220,000	\$1,049.00	\$1,115.00	\$1,181.00	\$1,249.00	\$1,320.00	\$1,390.00	\$1,465.00
\$230,000	\$1,097.00	\$1,165.00	\$1,235.00	\$1,306.00	\$1,380.00	\$1,454.00	\$1,532.00
\$240,000	\$1,144.00	\$1,216.00	\$1,288.00	\$1,363.00	\$1,440.00	\$1,517.00	\$1,598.00
\$250,000	\$1,192.00	\$1,266.00	\$1,342.00	\$1,419.00	\$1,500.00	\$1,580.00	\$1,665.00

A borrower's actual monthly payment may vary slightly from lender to lender depending on mathematical factors used in the calculation.

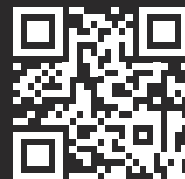


# Traci Nelson, REALTOR®

## LAKE SAVY by TRACI NELSON

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### LAND

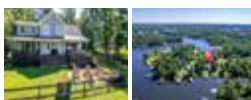


Lot 19 Apalachee Woods Trl  
Eatonton  
**\$118,995**  
0.98 Acres



Lot 43 Apalachee Woods Trl  
Eatonton  
**\$99,000**  
1.24 Acres

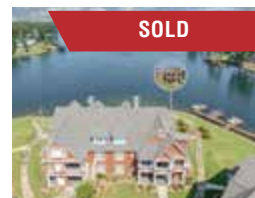
### LAKE OCONEE & LAKE SINCLAIR



110 Harbour Point NW  
Milledgeville  
**\$799,000**  
3 Beds 3 Baths 1,470 sqft



1790 Parks Mill Dr  
Lake Oconee  
**\$750,000**  
5 Beds 2 Baths 2,027 sqft



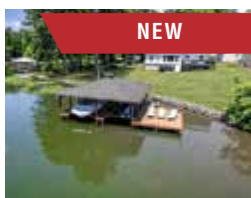
140 Silver Birch Lane  
Lake Sinclair  
**\$1,100,000**  
4 Beds 5 Baths 3,931 sqft



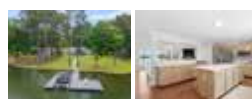
503 Old Phoenix Road #104  
Eatonton  
**\$415,000**  
3 Beds 2.5 Baths



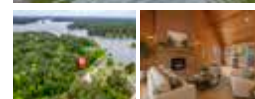
45 Court Square  
Warrenton  
**\$485,000**  
4 Beds 3 Baths 3,521 sqft



180 Jackson Rd  
Milledgeville  
**\$815,000**  
5 Beds 3 Baths 3,217 sqft



322 River Lake Dr  
Eatonton  
**\$650,000**  
3 Beds 2 Baths 2,040 sqft



63 Tomahawk Dr  
Sparta  
**\$800,000**  
6 Beds 4 Baths 2,826 sqft

### COMMERCIAL OPPORTUNITIES



1001 Baldwin Dairy Rd, Buckhead  
**\$299,000** | 1,632 sqft



4800 Lamb Avenue, Union Point  
**\$300,000** | 1,820 sqft



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**REYNOLDS LAKE OCONEE**

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**REYNOLDS LAKE OCONEE**

**1103 PAINTED BUNTING DRIVE | \$2,295,000**

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**SUNSET BLUFF**

**1110 SUNSET BLUFF | \$1,795,000**

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**REYNOLDS LAKE OCONEE**

**1021 SWIFT CREEK | \$1,595,000**

4BR • 3.5BA • 5,240SF • BOB MILLER • 904.525.0023



**REYNOLDS LANDING**



**1811 SNUG HARBOR DRIVE  
\$1,250,000**

4BR • 4.5BA • 3,610SF  
RACHAEL DIMON • 706.817.3209



**CHAPEL SPRINGS**



**103 MAGS PATH  
\$969,000**

4BR • 3.5BA • 3,400SF  
CHRIS HEWATT • 843.540.5623



**HARBOR CLUB**



**1231 GLEN EAGLE DRIVE  
\$874,900**

4BR • 3.5BA • 3,704SF  
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**LAKE SINCLAIR**



**109 SHELTON LANE  
\$650,000**

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3BR • 2BA • 1,196SF  
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**93 CARLTON AVENUE  
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Each Office is Independently Owned and Operated. All Information is believed to be accurate but not warranted.





ON LAKE OCONEE

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*on the Shores of Lake Oconee*

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Harbor Club is the community for lovers of golf, boating and lake lifestyle, tennis and pickleball, great dining, and fun with neighbors. Call or visit us today to explore available homes and membership options.



**1100 Lake Drive**  
Greensboro, Georgia  
4 Bedrooms | 4.5 Baths  
3,349 SqFt | \$949,800



**1791 Osprey Poynte**  
Greensboro, Georgia  
5 Bedrooms | 4.5 Baths  
3,849 SqFt | \$899,900



**1080 Brassie Lane**  
Greensboro, Georgia  
4 Bedrooms | 3 Total Baths  
2,909 SqFt | \$621,700

**New Construction Opportunities**

The Enclave at Heron Ridge starting from the \$400s | Club Cottages from the mid \$500s  
Estate Style and Golf Front starting from the \$800s



### Kathy Phillips

*Director of Real Estate Sales*

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Homefinder **AGENCY SPOTLIGHT**

**Founding Partners  
Rich Johns, Bob Miller  
and Chris Hewatt**



# With Alliance Home & Land Group you don't get just 1 Agent – you get the Entire Team

The Alliance Home & Land Group is a team of real estate professionals with KELLER WILLIAMS® Premier located in Greensboro that provides real estate services to clients and properties of various price points from Lake Oconee to Lake Sinclair, Athens to Macon and Madison to Milledgeville.

Founded on the values of honesty, integrity, work ethic, communication, professionalism, teamwork, and trust, their team works to provide top-notch service and prices. From their inception in 2022, The Alliance Home & Land Group team has sold \$352+ Million in closed volume to date, making them one of the top teams in the

Lake Country!

“Nestled along Georgia’s Lake Country shores are a wide array of communities to call home for even the most discerning of those looking to retire or relocate,” said Marybeth Hewatt, Chief Marketing Officer for The Alliance Home & Land Group. “Georgia’s Lake Country isn’t just a place, it’s a lifestyle. There is truly something for everyone and at every price point.”

With no shortage of the finest golf courses, an ever-growing love for pickleball, and many more notable sports, there is always something to entertain yourself with and become a part of. Georgia’s Lake Country is also perfectly situated east of

Atlanta for the convenience of a major airport and yet far enough removed to “get away from it all.”

Other notable nearby locations include: The home of the Georgia Bulldogs, the University of Georgia, in Athens; the winner of “Best Small Town in America,” the city of Madison; and the home to The Masters Tournament, the city of Augusta.

“From land to lake homes... you will find a location that will ensure you love where you live,” said Hewatt. “Georgia’s Lake Country is all about strong community ties and enjoying life and it’s always waiting for more people to join that mission.”

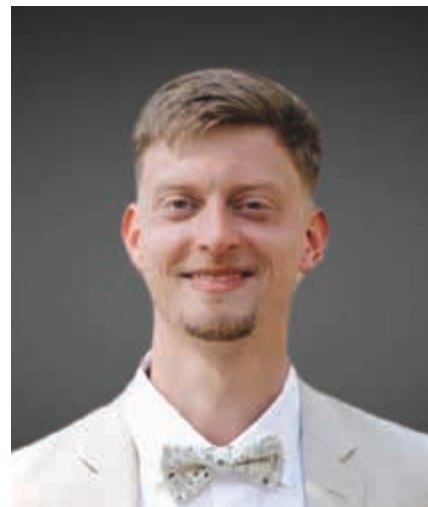
The Alliance Home & Land



**Rachael Dimon**



**Adrienne Foster**



**Cody Hewatt**

Group team was founded by partners Rich Johns, Chris Hewatt and Bob Miller. The three founders created the group on their founding values with the hope to provide excellent real estate services throughout the Lake Country area and beyond. The team behind Alliance Home & Land Group is made up of award-winning REALTOR's and Luxury Specialists who are ready to serve you in all your real estate needs.

“Our network of experienced, service-oriented professionals brings over 137+ years of combined experience and expertise to provide the best experience possible Whether buying a home or selling one, you can be assured that you’re working with the best,” said Hewatt. “What sets us apart is you don’t get just one Agent, you get us all – a team of nine agents, a designated social media director, a marketing director and our clients also enjoy a Transaction Coordinator to make the closing process a breeze.”

To view properties, meet the team, or schedule a showing, visit Alliance Home & Land Group’s website [alliancehomeandlandgroup.com](http://alliancehomeandlandgroup.com) or call 762-815-3073 or 706-485-0088 for more information.



**Marybeth Hewatt**



**Sayward Johnson**



**Dana Miller**



**Susan Satterfield**



**762.815.3073 | 706.485.0088 | AllianceHomeAndLandGroup.com**

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SELLING LAKE OCONEE



**Gisele Padula,**  
**REALTOR®**

📞 404.808.2306

✉️ Gpadula@lakehomes.com

**Laura Jones,**  
**REALTOR®**

📞 770.616.1557

✉️ Laurajones@lakehomes.com

*Cheers to 250 Years. Happy Birthday, America!* 🇺🇸

**\$1,998,000**

**1261 Jumping Rock Drive Greensboro**



1.04 ACRE

**\$75,000**

**Lot #2 Sebastian Drive Eatonton**



2 AC LOT | Land

**\$2,745,000**

**131 Cape View Lane Eatonton**

Cuscowilla/assigned slip

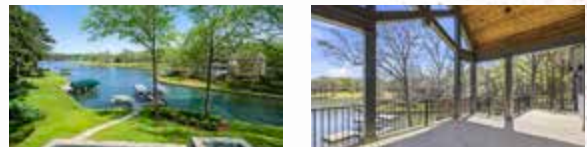


5 BEDS | 5 BATHS | 4,470 SQFT | 0.58 AC LOT

**\$4,249,000**

**136 Barrington Hall Eatonton**

Reynolds at Great Waters



5 BEDS | 7 BATHS | 6,270 SQFT | 0.89 AC LOT



# Local expertise. Global reach.

Kathleen specializes in residential, luxury, and equestrian real estate, and strives to bring a warm, personalized, and professional approach to every client. She enjoys every facet of this business - from helping growing families upsize or buy their first home, to working with retirees ready to simplify or explore a hobby farm, to partnering with developers to market entire communities - she's done it all. With her certification in equestrian property, she is also deeply experienced in the sale of farms, land, and rural estates.

Kathleen and her family have called Madison and the surrounding areas of Athens and Lake Oconee home for more than three decades. Over the years, she has been fortunate to form lasting friendships through real estate, and she feels honored each time she's invited to share in someone's next life chapter.

Supported by Anasley's industry-leading marketing and the global reach of Christie's International Real Estate, Kathleen offers a seamless, integrity-driven experience with strong negotiation skills at the core.

Whether you're buying, selling, or just planning ahead, she is here to help you reach your goals with confidence and clarity.

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Kathleen Miller

REALTOR®

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# Lake Sinclair - Oconee REALTY

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HELPING YOU FIND THE PERFECT PLACE TO CALL HOME.

**REDUCED**

**\$1,299,000**  
 Lake Sinclair - 107 Ford Rd, Eatonton, GA  
 4.07 acres | 2700 sq ft | 4 bed/3 bath  
 580ft waterfront  
 Scarlett Goddard • 478-696-3711




**REDUCED**

**\$599,000**  
 Lake Sinclair - 56 Sunglow Ct, Sparta  
 2673 sq ft | 3 bed/2.5 bath  
 Two kitchens, two laundry rooms, and a double boat slip.  
 Rhonda McHan • 478-457-5163




**REDUCED**

**Lake Sinclair - \$875,000**  
 81 Mariners Dr, Milledgeville  
 3-car garage, double boat house,  
 and 3.65 acres.  
 Rhonda McHan • 478-457-5163




**NEW**

**\$949,000**  
 Lake Sinclair - 139 Couch Rd, Milledgeville  
 2228 sq ft | 3 bed/2.5 bath  
 5 min Kroger. Big views. 2-car detached garage and double boat house.  
 Rhonda McHan • 478-457-5163



**NEW**

**Lake Sinclair - \$699,000**  
 142 Tanglewood Ct, Eatonton  
 2112 sq ft | 3 bed/2 bath  
 Site built area only  
 Rhonda McHan • 478-457-5163




**NEW**

**Lake Sinclair - \$865,000**  
 291 W Lakeview Dr NE, Milledgeville  
 1.77 acres | 2160 sq ft | 4 bed/3.5 bath  
 Airport area. 220 ft waterfrontage.  
 Rhonda McHan • 478-457-5163



**REDUCED**

**\$899,000**  
 151 Lake Drive NW, Milledgeville  
 1.47 acres | 3048sq ft | 4 bed/3 bath  
 200 ft waterfrontage. 5 miles Kroger.  
 Rhonda McHan • 478-457-5163



**Lake Sinclair - \$424,000**  
 116 Buckeye Lane NW, Milledgeville  
 2112sq ft | 2 bed/2 bath  
 Remodeled.  
 Scarlett Goddard • 478-696-3711



**NEW**

**\$482,000**  
 140 Honeysuckle Rd NW, Milledgeville  
 2676 sq ft | 4 bed/3.5 bath  
 Lake access neighborhood.  
 Scarlett Goddard • 478-696-3711




**NEW**

**\$329,000**  
 3027 Heritage Rd NE, Milledgeville  
 1.24 acres | 3651 sq ft. Renovated.  
 Rhonda McHan • 478-457-5163  
 Scarlett Goddard • 478-696-3711




**REDUCED**

**\$185,250**  
 908 E McCarty St, Sandersville  
 18.52 acres  
 Investment opportunity.  
 Rhonda McHan • 478-457-5163



**\$9,500**  
 100 Lakecrest Dr, Sparta  
 Holiday Shores Community lot  
 with lake access.  
 Scarlett Goddard • 478-696-3711

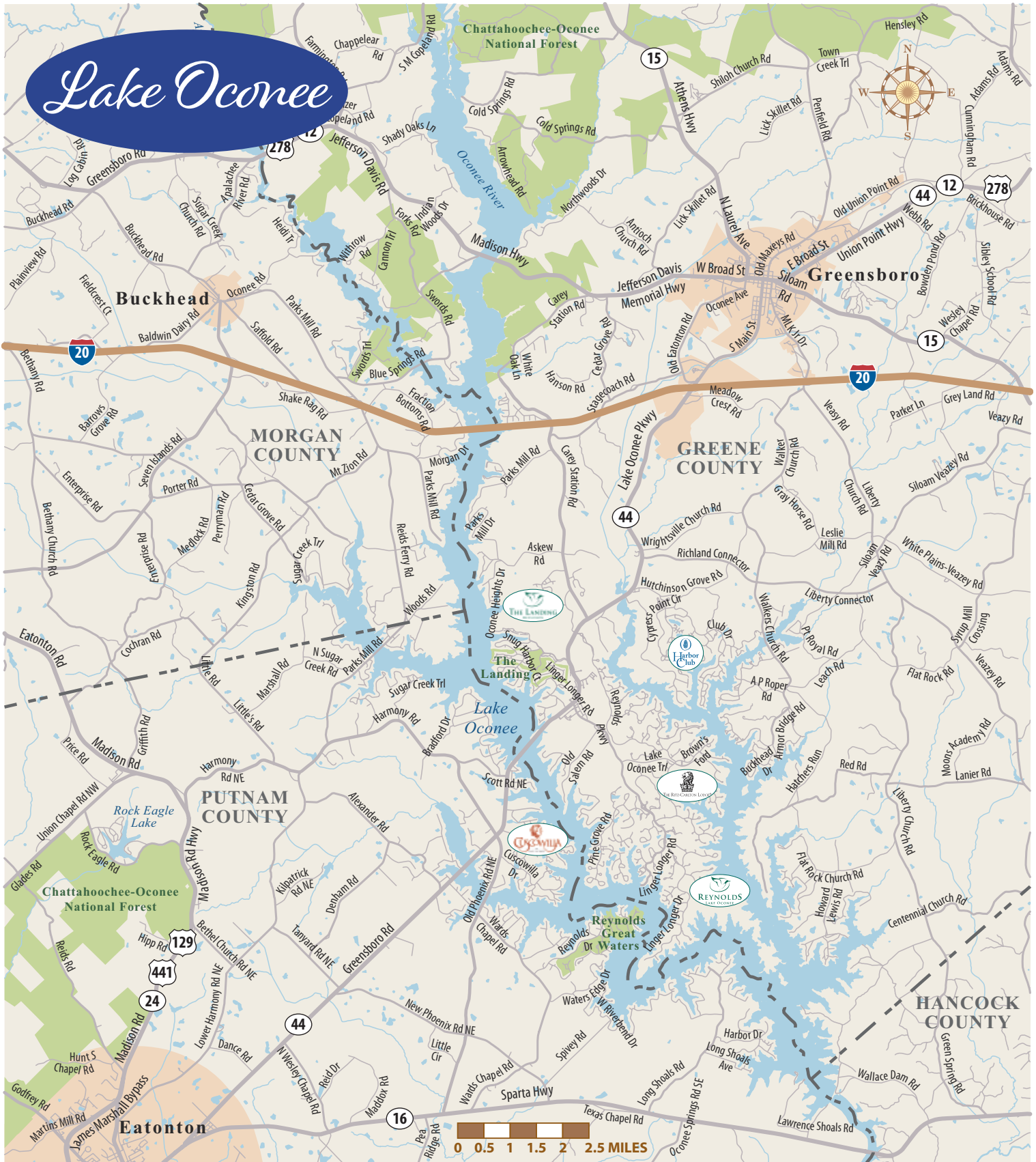


**\$32,000**  
 438 Lake Laurel Rd, Milledgeville  
 1.45 acres, 4 miles to Downtown  
 Milledgeville.  
 Susan Hall • 478-454-6200

We Live It. We Love It.

WWW.LAKESINCLAIR-OCONEEREALTY.COM

1951 N JEFFERSON ST NE, MILLEDGEVILLE, GA 31061 | 478-288-9004



# Lake Oconee

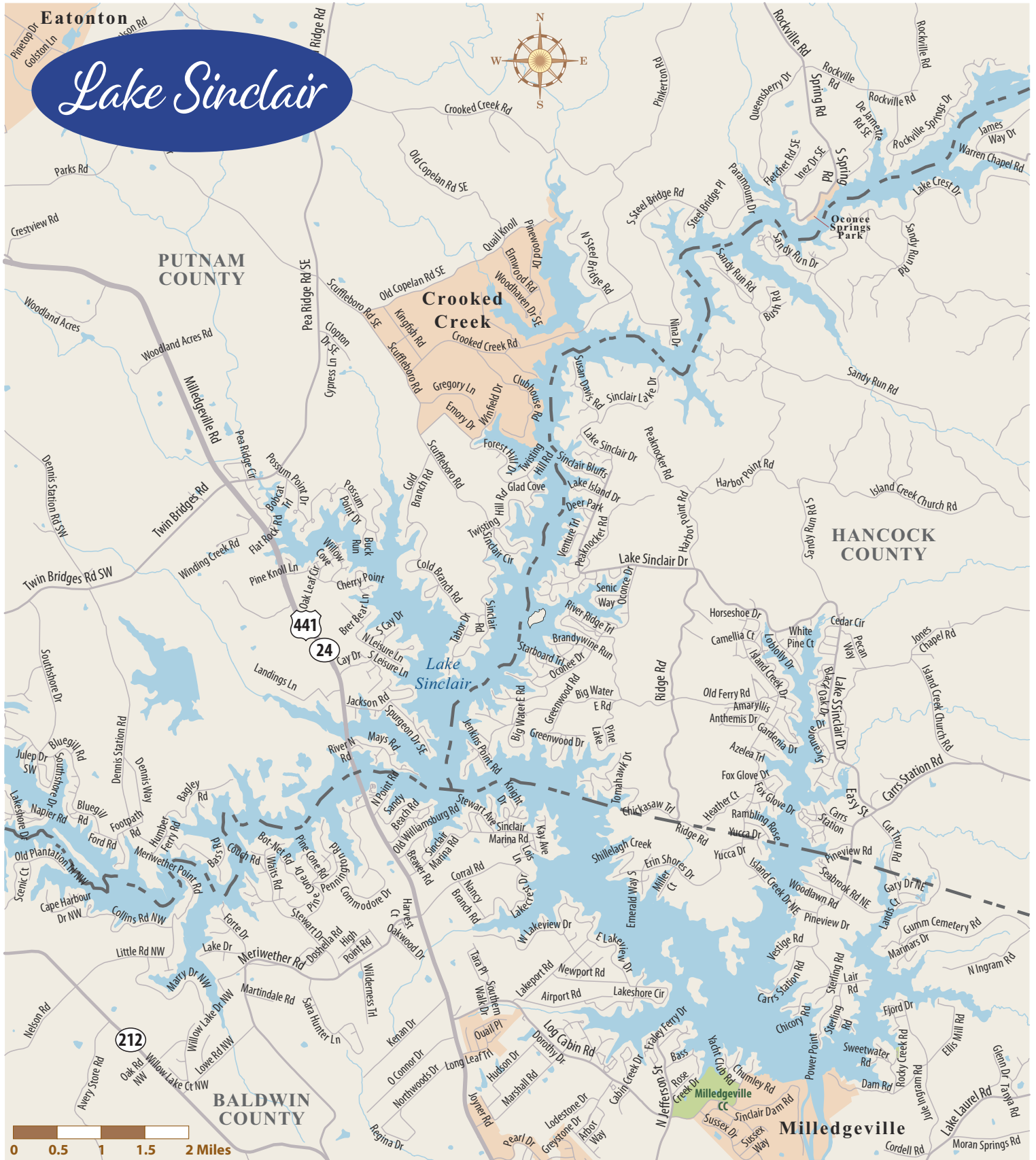
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# IMPORTANT NUMBERS

*The following information is furnished to you as a courtesy of Homefinder Magazine, the real estate magazine with the largest circulation in Georgia's Lake Country.*

**Eatonton-Putnam County Chamber of Commerce**  
305 N. Madison Ave.  
Eatonton, Ga. 31024  
(706) 485-7701  
www.eatonton.com

**Greene County Chamber of Commerce**  
111 N. Main St.  
Greensboro, Ga. 30642  
(706) 453-7592  
www.greeneccoc.org

**Madison-Morgan County Chamber of Commerce**  
115 E. Jefferson St.  
Madison, Ga. 30650  
(706) 342-4454  
www.madisonga.org

**Milledgeville-Baldwin County Chamber of Commerce**  
130 S. Jefferson St.  
Milledgeville, Ga. 31061  
(478) 453-9311  
www.milledgevillega.com

**Monticello-Jasper County Chamber of Commerce**  
119 W. Washington St.  
Monticello, Ga. 31064  
(706) 468-8994

*For additional information about these communities, contact your local Chamber of Commerce.*

## City and County Government

**BALDWIN COUNTY**  
Commissioners Office  
(478) 445-4791  
City of Milledgeville  
(478) 414-4010

**GREENE COUNTY**  
Board of Commissioners  
(706) 453-7716  
City of Greensboro  
(706) 453-7967  
City of Siloam  
(706) 467-2472  
City of Union Point  
(706) 486-4102  
City of White Plains  
(706) 467-2986  
City of Woodville  
(706) 486-2803

**HANCOCK COUNTY**  
Commissioners Office  
(706) 444-5746  
Tax Commissioners  
(706) 444-5148  
Tax Assessors Office  
(706) 444-5721

**MORGAN COUNTY**  
Commissioners Office  
(706) 342-0725  
Madison City Hall  
(706) 342-1251  
City of Bostwick  
(706) 343-0065  
City of Buckhead  
(706) 342-3339  
City of Rutledge  
(706) 557-2233

**PUTNAM COUNTY**  
Board of Commissioners  
(706) 485-5826  
City of Eatonton  
(706) 485-3311

**JASPER COUNTY**  
Commissioners Office  
(706) 468-4900

• **BALDWIN COUNTY** •  
Georgia Power Co.  
(478) 452-4551

Tri-County EMC  
(478) 968-8100

Atlanta Gas Light  
(800) 427-5463

Windstream  
(800) 501-1754

Bellsouth  
(888) 757-6500

Charter Comm.  
(800) 955-7766

Milledgeville Water Dept.  
(478) 414-4404

Baldwin Co. Water Dept.  
(478) 445-4237

Sinclair Disposal  
(800) 998-4543

• **HANCOCK COUNTY** •  
Hancock Co. Water Dept.  
(706) 444-5746

Road Department  
(706) 444-5746

• **BALDWIN COUNTY** •  
Oconee Regional Medical Center  
821 N. Cobb St.  
Milledgeville, GA  
(478) 776-4000

## • Utilities •

• **JASPER COUNTY** •  
Monticello City Clerk  
(706) 468-6062

Central GA EMC  
(770) 775-7857

Snapping Shoals EMC  
(770) 786-3484

Tri-County EMC  
(478) 986-8100

Georgia Power Co.  
(888) 660-5890

Attaway Disposal Services  
(800) 955-7766

Comcast Cable  
(800) 724-8580

Klip Interactive  
(800) 388-6577

• **PUTNAM COUNTY** •  
Georgia Power Co.  
(888) 660-5890

Tri-County EMC  
(706) 485-6122

City of Eatonton  
(706) 485-3311

Sinclair Disposal  
(800) 485-3311

Moore Gas  
(706) 485-8779

• **GREENE COUNTY** •  
Georgia Power Co.  
(706) 453-7375

Rayle EMC  
(706) 453-2268

Bellsouth  
(888) 757-6500

Oconee Propane  
(706) 453-2533

Tri-County Gas  
(706) 486-4102

AmeriGas  
(706) 486-4158

Attaway Waste  
(706) 453-4435

• **MORGAN COUNTY** •  
Georgia Power Co.  
(888) 660-5890

Madison Waste Services  
(706) 342-1251

Centra G A EMC  
(888) 222-4877

Madison Water Dept.  
(706) 342-1251

Rayle EMC  
(706) 342-9851

Walton EMC  
(800) 342-6582

## • Hospitals •

• **BALDWIN COUNTY** •  
St. Mary's Good Samaritan Hospital  
5401 Lake Oconee Pkwy  
Greensboro, GA 30642  
(706) 453-7331

• **MORGAN COUNTY** •  
Morgan Medical Center  
1740 Lions Club Rd.  
Madison, GA 30650  
(706) 342-1667

• **PUTNAM COUNTY** •  
Putnam General Hospital  
101 Lake Oconee Parkway  
Eatonton, GA 31024  
(706) 485-2711

• **JASPER COUNTY** •  
Jasper Memorial Hospital  
898 College Street  
Monticello, GA  
(706) 468-6411

# IMPORTANT NUMBERS

## • Emergency Numbers •

*\*Please note: For all medical, police and fire emergencies, dial 911\**

### BALDWIN COUNTY

Milledgeville Police Department  
(478) 414-4000  
Baldwin County Sheriff's Department  
(478) 445-4891  
Milledgeville Fire Department  
(478) 414-4029  
Baldwin County Fire Department  
(478) 445-4221

### HANCOCK COUNTY

Hancock County Sheriff's Department  
706-444-6471  
Hancock County Fire Station #1  
706-444-5388  
Eastlake Sinclair Fire Department  
706-444-0150  
Holiday Shores Fire Department  
706-444-9999 or 706-444-9969

### PUTNAM COUNTY

Putnam County Sheriff's Department  
(706) 485-8557  
Eatonton Police Department  
(706) 485-3551  
Putnam County Fire Department  
(706) 485-0469  
City of Eatonton Fire Department  
(706) 485-2531

### GREENE COUNTY

Greene County Sheriff's Department  
(706) 453-0449  
Greensboro Police Department  
(706) 453-7967  
Greene County Fire Department  
(706) 453-4717

### MORGAN COUNTY

Morgan County Sheriff's Department  
(706) 342-1507  
Madison Police Department  
(706) 342-1275  
Morgan County Fire Department  
(706) 342-1200

### JASPER COUNTY

Jasper County Sheriff's Department  
(706) 468-4911  
Monticello Police Department  
(706) 468-6911  
Jasper County EMS  
(706) 468-4949

## • Schools •

### BALDWIN COUNTY

Baldwin High School  
155 Hwy. 49 W,  
Milledgeville  
(478) 453-6429

Blandy Hills  
Elementary  
375 Blandy Rd.,  
Milledgeville  
(478) 457-2495

Creekside Elementary  
372 Blandy Rd.,  
Milledgeville  
(478) 457-3301

Eagle Ridge  
Elementary  
220 ABC Dr.,  
Milledgeville  
(478) 457-2967

Midway Elementary  
101 Carl Vinson Rd.,  
Milledgeville  
(478) 457-2440

Oak Hill  
Middle School  
356 Blandy Rd.,  
Milledgeville  
(478) 457-3370

Early Learning Center  
100 N. ABC St.,  
Milledgeville  
(478) 457-2461

Georgia Military  
College Prep School  
201 E. Greene St.,  
Milledgeville  
(478) 445-2700

John Milledge  
Academy  
197 Log Cabin Rd.,  
Milledgeville  
(478) 452-5570

Sinclair Christian  
Academy  
102 Airport Road  
Milledgeville  
(478) 452-2424

### GREENE COUNTY

Greene County  
High School  
1002 S. Main St.,  
Greensboro  
(706) 453-2271

Anita White Carson  
Middle School  
1010 S. Main St.,  
Greensboro  
(706) 453-3308

Greene County  
Elementary School  
1444 Town Center  
Parkway  
(706) 453-7823

Lake Oconee  
Academy  
1021 Titan Circle  
Greensboro  
(706) 454-1562

### HANCOCK COUNTY

Hancock County  
Board of Education  
706-444-5775  
M E Lewis Sr  
Elementary School  
11145 Hwy 15  
(706) 444-7028

Hancock Central  
Middle/High School  
1311 Highway 15 N  
(706) 444-7009

John Hancock  
Academy  
1100 Linton Rd.  
(706) 444-6470

### MORGAN COUNTY

Morgan County  
Primary Charter  
School  
993 East Ave.,

Madison  
(706) 342-3475

Morgan County  
Elementary School  
1640 Buckhead Rd.,

Madison  
(706) 342-5039

Morgan County  
Middle School  
920 Pearl St.,  
Madison

(706) 342-0556

Morgan County  
High School  
1231 College Dr.,  
Madison  
(706) 342-2336

### PUTNAM COUNTY

Putnam County  
High School  
300 War Eagle Dr.,  
Eatonton  
(706) 485-9971

Putnam County  
Middle School  
140 Sparta Hwy.,  
Eatonton  
(706) 485 -8547

Putnam County  
Elementary School  
314 S. Washington  
Ave.,  
Eatonton  
(706) 485-5312

Putnam County  
Primary  
162 Old Glenwood  
Springs Rd.,  
Eatonton  
(706) 485-5141

Putnam County  
Head Start  
162 Old Glenwood  
Springs Rd.,  
Eatonton  
(706) 485-8081

Gatewood Schools  
139 Phillips Dr.,  
Eatonton

(706) 485-8231

Redeemer Episcopal  
Academy  
680 Old Phoenix Rd.,  
(706) 484-1238

### JASPER COUNTY

Jasper County  
High School  
14477 HWY 11 N.,  
Monticello  
(706) 468-5017

Jasper County  
Primary School  
495 Hwy 212 W.,  
Monticello  
(706) 468-4968

Jasper County  
Middle School  
1289 College St.,  
Monticello  
(706) 468-2227

Piedmont Academy  
126 Ga Hwy. 212 W.,  
Monticello  
(706) 468-8818



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**REYNOLDS**  
LAKE OCONEE PROPERTIES

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