

THE LAKE COUNTRY'S PREMIER REAL ESTATE GUIDE

Homefinder

LAKE OCONEE • LAKE SINCLAIR

VOL. 25 • NO. 8

AUGUST 2026 • FREE



**Harbor
Club**

REAL ESTATE
EST. 1999
ON LAKE OCONEE

FEATURED LISTING

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Supplement to The Eatonton Messenger • Lake Oconee News

Homefinder

FEATURED AGENT

of the month

MELONY GREENE

COLDWELL BANKER LAKE OCONEE REALTY

REAL ESTATE IS ABOUT PEOPLE—NOT JUST PROPERTIES

Whether you're buying your first home, searching for your dream property, or preparing to sell, you deserve a REALTOR® who truly listens and puts your goals first. That's the philosophy that guides Melony Greene every day.

Melony believes every client deserves honest advice, clear communication, and a personalized strategy designed around their unique needs. She takes the time to understand what matters most, helping buyers navigate today's competitive market with confidence while creating customized marketing plans that help sellers maximize their home's value.

As a proud member of Coldwell Banker Lake Oconee Realty, Melony combines local market expertise with



the resources of one of the most respected names in real estate. From lakefront homes and golf communities to family neighborhoods and investment properties, she is committed to making every transaction as smooth and stress-free as possible.

Real estate is more than finding the right house—it's about helping people move confidently into their next chapter. If you're considering buying or selling in the Lake Oconee area, Melony

would be honored to put her knowledge, dedication, and commitment to work for you.

Your next move starts with the right conversation. Reach out to Melony Greene today. c: (706) 347-2664
e: MGreene@CbLakeOconee.com



5G Mortgage	17
Alliance Home & Land Group	20
BankSouth..... Center Foldout	
BankSouth Mortgage.....	18
Berkshire Hathaway.....	6
Central Insurance Group	28
Coldwell Banker..... Center Foldout	
Cuscowilla	22-23
Dann's Lakeside Plumbing.....	11
Exchange Bank.....	17
Gatewood School	Center Foldout
Harbor Club	24-25
J Built Docks & Seawalls.....	11
Jennifer Vaughan	15
Jim Linney	16

Joe's Roofing.....	9
Kathleen Miller	19
Lake Homes Realty	12
Lake Sinclair-Oconee Realty.....	21
Luxury Lake Oconee	4-5
Melony Greene	17
Oconee Cleaners	29
Reynolds Lake Oconee	32
Rooftop Communities.....	8
S&T Real Estate.....	10
Southern Luxury Home	7
Team Lake Country	14
Tim Green Designs	3
Traci Nelson	13

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A. Mark Smith Sr.

General Manager

Matt Smith

Advertising Director

Matt Plocha

Sales Representatives

Dianne Phillips

Melissa LeBrun

Maria Maddox

Brooklyn Moore

Creative Designers

Victoria Anadenko

Brandon Park

Josh Lurie

Accounting Manager

Cassandra Fowler

Contact us at:

(706) 485-3501

sales@msgnews.com

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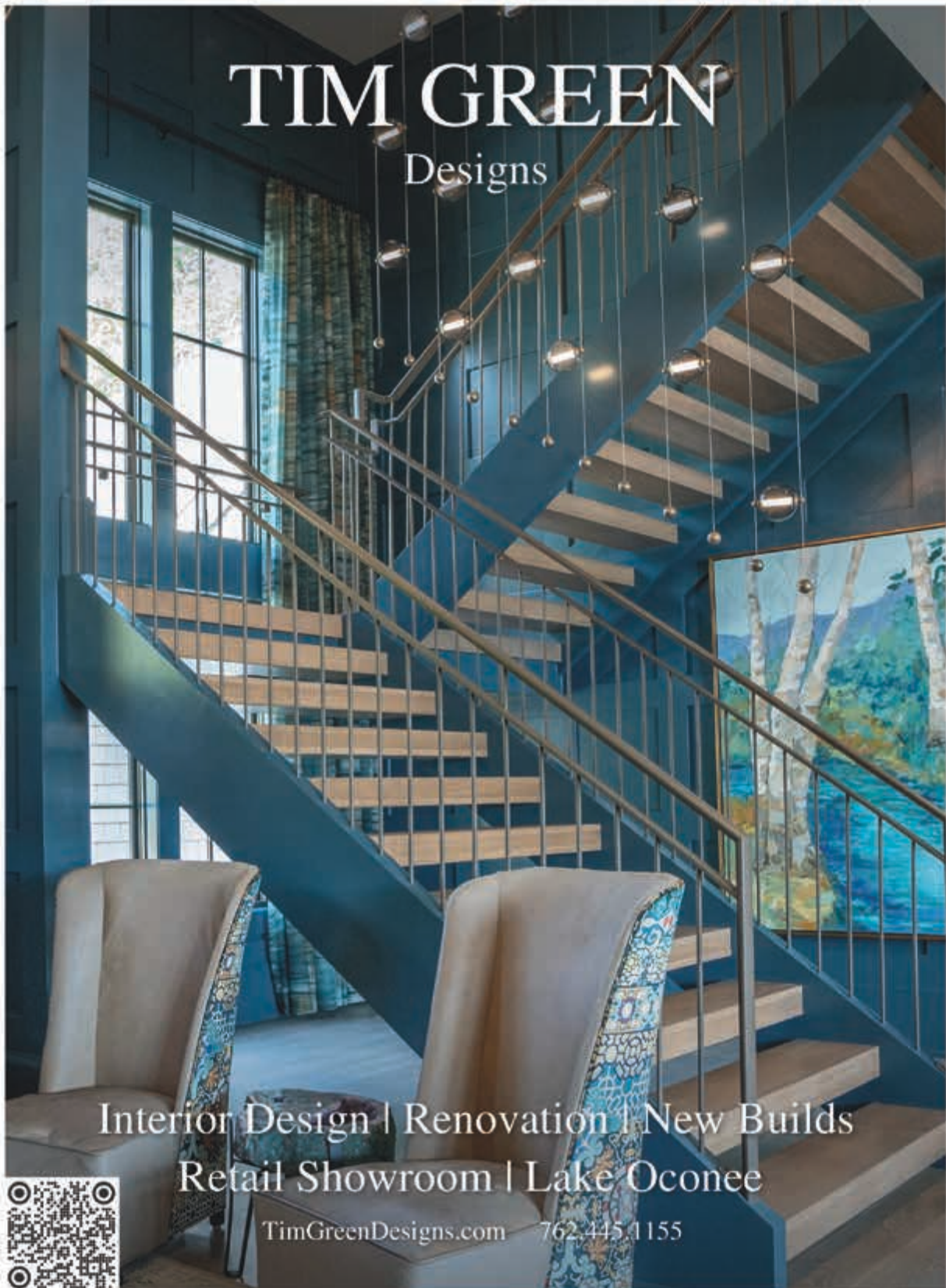
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2031 Hixon's Bluff
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1230 Cottage Lane East
Offered at \$1,850,000



184 Harmony Bay Drive
Offered at \$1,495,000



141 Broadlands Drive
Offered at \$1,395,000

Riezl
BAKER
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Featured Properties

All listings and pricing were effective at the time of printing. The information shown is deemed reliable, but not warranted or guaranteed.

Riezl's RAVE

Real estate leader Riezl Baker, co-founder of Luxury Lake Oconee Real Estate Group, has once again earned national recognition as one of the nation's highest-performing real estate professionals, securing a place in the prestigious 2026 RealTrends Verified Rankings.

Based on 2025 sales production, Baker ranked among the top 1% of more than 3 million real estate professionals nationwide and was named the No. 4 individual real estate agent in Georgia by sales volume. While the top three individual agents represent Sea Island and the Atlanta market, Baker is the highest-ranked individual agent serving the Lake Oconee and Lake Country region.

RealTrends Verified is one of the real estate industry's most respected ranking organizations, independently analyzing and verifying production data for more than 30 years to recognize the nation's top-performing agents and teams.

"This recognition is truly humbling," said Baker. "Real estate has always been about serving people, building relationships, and helping clients navigate one of life's most important decisions. To be recognized nationally while representing the Lake Country community that I love is incredibly meaningful. I am grateful to my clients for their trust, my team at Luxury Lake Oconee for their dedication, and this incredible community that has supported me throughout my career."

A Lake Oconee resident since 1997, Baker has spent more than 25 years helping define luxury real estate in the region. As co-founder of Luxury Lake Oconee Real Estate Group, she has built one of Georgia's premier boutique firms, known for exceptional client service, innovative marketing, and a commitment to excellence.



RIEZL BAKER

25 Years in Real Estate

\$129M+ Sold 2025

Throughout her career, Baker has consistently ranked among Georgia's top agents. She is a multiple-time RISMedia Real Estate Newsmaker, has been recognized among Modern Luxury's Top Luxury Real Estate Leaders for five consecutive years, and is a sought-after speaker on leadership, entrepreneurship, and real estate trends.

Beyond real estate, Baker is deeply committed to community leadership. She serves as a Trustee for the National Federation of Filipino American Associations (NaFFAA) and has long supported numerous Lake Oconee philanthropic organizations. Her community leadership includes serving on the St. Mary's Good Samaritan Hospital Foundation Board, supporting the Oconee Performing Arts Society (OPAS), co-founding the Lake Oconee Food and Wine Festival, and chairing the Heart & Soul Gala, helping raise significant support for St. Mary's Good Samaritan Hospital.

As the Lake Oconee market continues to attract buyers from across the country, Baker remains focused on delivering the elevated level of service that has become her hallmark. This latest RealTrends Verified recognition further solidifies her position among the nation's leading real estate professionals while highlighting the growing prominence of the Lake Oconee and Lake Country market on the national stage.

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PROPERTIES



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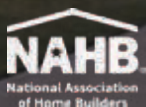


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COTTAGE GROVE AT LAKE OCONEE

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



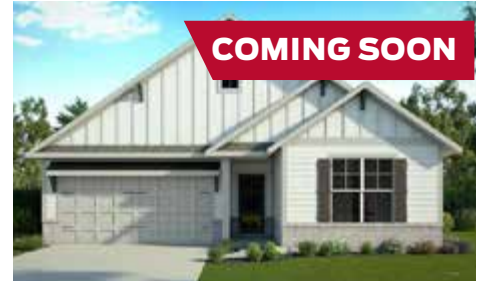
COMING SOON

Oconee Plan
121 Cottage Grove, Lot 31
1,502 Sq. Ft.



COMING SOON

Madison Plan
131 Cottage Grove, Lot 28
1,839 Sq. Ft.



COMING SOON

Sinclair Plan
125 Cottage Grove, Lot 29
1,700 Sq. Ft.



DONNA NEWELL
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myrooftophome.com
842 Harmony Road
Eatonton, Ga. 31024



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What Our Customers Say...



"Great service, knowledgeable personnel, fair price, work started on time, very good clean up, protected plants. Highly recommend."

Gary C



"Joe's replaced my entire roof including the decking. VERY fast service with no issues at all. Victor was amazing through the entire process. Very important and polite."

Addie



"Brandon & his crew did a great job on my re-roofing & gutter guard project. Excellent communication, workmanship & price. I highly recommend Joe's Roofing."

Brian G

Professional Roof Maintenance Plans

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- ✓ Metal & Specialty
- ✓ Soft Wash
- ✓ Leak Repairs
- ✓ Gutters

706-786-4550 | JoesRoofing.net



\$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



\$369,000

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



\$345,000

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



\$999,900

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



\$1,050,000

4 beds | 4 baths | 3,881 sqft
Eatonton
177B N Steel Bridge Rd



\$1,399,999

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



\$675,000

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



\$299,999

2 beds | 2 baths | 1,270 sqft
Eatonton
101 Dogwood Ln



\$299,999

3 beds | 2 baths | 1,248 sqft
Eatonton
112 Welch Rd



\$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



\$565,000

3 beds | 2 baths | 2,493 sqft
Greensboro
1081 Southwood Way



\$547,900

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

kw LAKE
OCONEE
KELLERWILLIAMS

706.485.0088

1010 Village
Park Ln,
Ste 100
Greensboro

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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

\$1,599,000

2560 Swords Road Greensboro



5 BEDS | 3 BATHS | 3,500 SQFT | 1.98 AC LOT

\$75,000

Lot #2 Sebastian Drive Eatonton



2 AC LOT | Land

\$4,249,000

136 Barrington Hall Eatonton

Reynolds at Great Waters



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

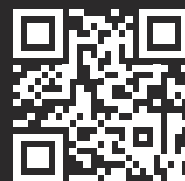


Traci Nelson, REALTOR®

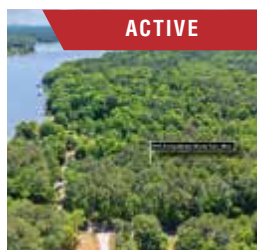
LAKE SAVY
by TRACI NELSON

ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

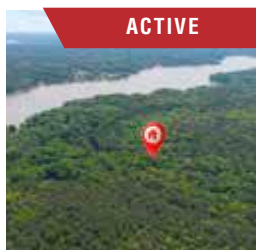


LAND



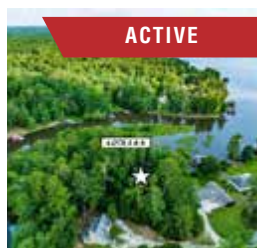
ACTIVE

Lot 19 Apalachee Woods Trl
Eatonton
\$99,000
0.98 Acres



ACTIVE

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



ACTIVE

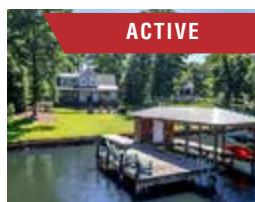
LOTS 5 & 6 Quail Knoll Road
Eatonton
\$185,000
1.4 Acres



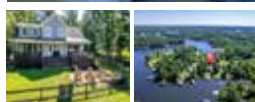
UNDER CONTRACT

LOT 160 Amaryllis Drive
Sparta
\$5,000
0.5 Acres

LAKE OCONEE & LAKE SINCLAIR



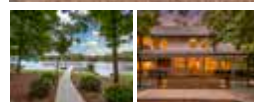
ACTIVE



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



COMING SOON



234 Winding River Rd
Eatonton
\$1,250,000
5 Beds 4 Baths 2,424 sqft



NEW



1241 Mercer Trail
Greensboro
\$3,849,000
5 Beds 7 Baths 5,570 sqft



UNDER CONTRACT



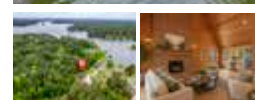
180 Jackson Rd
Milledgeville
\$815,000
5 Beds 3 Baths 3,217 sqft



1091 Clubhouse Drive
Madison
\$509,000
5 Beds 3 Baths 3,034 sqft



ACTIVE



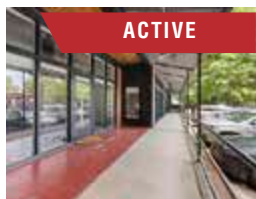
63 Tomahawk Dr
Sparta
\$800,000
6 Beds 4 Baths 2,826 sqft

COMMERCIAL OPPORTUNITIES



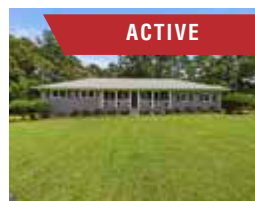
ACTIVE

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



ACTIVE

226 & 228 W Washington St.
Madison
\$550,000 | 2,295 sqft



ACTIVE



1090 Kenway Drive
Watkinsville
\$599,000
4 Beds 3 Baths 2,059 sqft



ACTIVE



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



ACTIVE



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

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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



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2481 LINGER LONGER DRIVE
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1060 RIDGE GROVE COURT
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Reynolds Lake Oconee
Lakefront Home



1161 SUGAR RUN
Offered for \$3,995,000
Golf Course Home
Reynolds Lake Oconee



1140 LUMBERING CREEK
Offered for \$3,695,000
Golf Course Home
Reynolds Lake Oconee



1040 PARROTTS COVE
Offered for \$3,195,000
New Construction / Lake Access
Reynolds Lake Oconee



1901 SUGAR CREEK TRAIL
Offered for \$1,895,000
Like New Lakefront Home
on Lake Oconee



805 S WEST STREET
Offered for \$299,900
Downtown Greensboro, GA
with Pool



146 MISTY LANE
Offered for \$1,225,000
Lakefront Home / Great Location
Lake Oconee



1000 SHADY DALE WAY
Offered for \$539,000
Del Webb at Lake Oconee
Like-New Home



1010 LAKE DRIVE
Offered for \$689,000
Harbor Club at Lake Oconee
Golf Course Home



Jennifer Vaughan
ASSOCIATE BROKER

C. (706) 431-0678 O. (706) 612-5576
JV@DwellLakeOconee.com



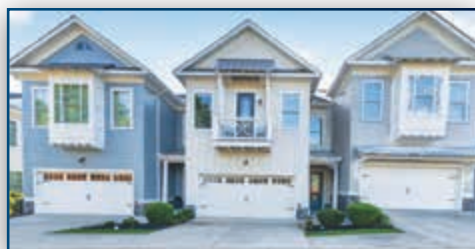
1090 JONES BLUFF CT, GREENSBORO

\$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.



\$1,295,000

3 BEDS / 4 BATHS / 2,663 SQ FT

204 COLLIS MARINA ROAD • Eatonton

Beautiful Townhome with high end finishes, all baths updated, many upgrades, plus big views of Lake Oconee with deeded boat slip, and a perfect location. When you enter, you will know this unit is special.



\$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.



\$1,649,000

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.



\$475,000

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

OFFICE PHONE: (706) 467-3181

MOBILE PHONE: (706) 817-0608

EMAIL: JLINNEY@CBLAKEOCONEE.COM

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BANKER**

LAKE OCONEE REALTY/
LAKE COUNTRY



Melony
Greene



COLDWELL BANKER
LAKE OCONEE REALTY/
LAKE COUNTRY

Featured Property

4271 Veazey Rd, Greensboro

\$799,000

2 beds | 2 baths | 1,396 sqft



This adorable cottage is situated on over 6 acres, offering the perfect combination of charm, privacy, and natural beauty. Third bedroom and bathroom are located in an unfinished basement.

4460 Highway 15 S, Greensboro

\$275,000

3 beds | 2 baths | 2,107 sqft

This amazing property, built in the 1800s, really captures the charm and skill of a time long past, giving you a special chance to own a piece of local history. It's on 1.8 acres, so you'll have plenty of space to enjoy a peaceful, small-town lifestyle.



706.347.2664 (C) | 706.467.3181 (O)

mgreene@cblakeoconee.com

Scan the QR code to visit my website



5G MORTGAGE, LLC

1362 SCALES CREEK ROAD, HOMER, GEORGIA 30547

STEPHEN GILES

NMLS 1896368 GRMA 68917

770-654-3322

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Tie Up Your Plans.

...Before your dream home comes alongside!

The best lake days start with preparation. So does homeownership.
A pre-approval helps you move with confidence when the right home arrives.

Let's Get You Ready...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.



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 Ansley'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.

FEATURED LISTING

\$4,200,000.00



Sweetgrass is a rare 96-acre Southern sporting estate where understated elegance meets the timeless traditions of country living. Featuring three residences, exceptional equestrian facilities, a sporting barn, shooting range, vineyard, pecan grove, fishing pond, and beautifully maintained grounds, Sweetgrass embodies The Art of Southern Country Living just minutes from historic Madison, Georgia.

Kathleen Miller

REALTOR®

kathleenmiller@ansleyre.com

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1031 VILLAGE PARK DR • STE 101 • GREENSBORO



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REYNOLDS LAKE OCONEE

1221 BROADPOINT DRIVE | \$10,995,000

7BR • 8BA • 9,818SF • CHRIS HEWATT • 843.540.5623

MAX DOCK W/ 2 BOAT & 2 JET SKI LIFTS



REYNOLDS LAKE OCONEE

1011 TURKEY TROT | \$4,100,000

5BR • 7BA • 6,600SF • BOB MILLER • 904.525.0023

LUXURY NEW CONSTRUCTION



SUNSET BLUFF

1110 SUNSET BLUFF | \$1,795,000

5BR • 7BA • 5,427SF • SUSAN SATTERFIELD • 706.347.0831

REYNOLDS LANDING



1811 SNUG HARBOR DRIVE
\$1,195,000

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

REYNOLDS



1060 CENTENNIAL POST
\$1,799,900

4BR • 4.5BA • 3,508SF
RICH JOHNS • 404.432.3661

CHAPEL SPRINGS



103 MAGS PATH
\$969,000

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

POOL & WHARF DOCK



121 E RIVER BEND DRIVE
\$449,900

4BR • 3BA • 1,686SF
SUSAN SATTERFIELD • 706.347.0831

CLOSE TO THE WATER, FAR FROM ORDINARY



REYNOLDS LAKE OCONEE

1031 CAVALIER COVE | \$3,099,000

4BR • 4.5BA • 5,329SF • RICH JOHNS • 404.432.3661

WHERE LAKEFRONT LIVING BECOMES LEGACY



REYNOLDS LAKE OCONEE

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

.56AC • CHRIS HEWATT • 843.540.5623

WHERE GOLF MEETS GRACEFUL LIVING



REYNOLDS LAKE OCONEE

1021 SWIFT CREEK | \$1,475,000

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

HARBOR CLUB



1231 GLEN EAGLE DRIVE
\$849,900

4BR • 3.5BA • 3,704SF
SUSAN SATTERFIELD • 706.347.0831

NEW CONSTRUCTION



509 CARLTON AVENUE
\$284,900

3BR • 2BA • 1,196SF
SUSAN SATTERFIELD • 706.347.0831

LAKE SINCLAIR



109 SHELTON LANE
\$650,000

3BR • 3BA • 2,258SF
SUSAN SATTERFIELD • 706.347.0831

MOVE IN READY



93 CARLTON AVENUE
\$274,900

3BR • 2BA • 1,350SF
SUSAN SATTERFIELD • 706.347.0831

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

Each Office is Independently Owned and Operated. All information is believed to be accurate but not warranted.



Lake Sinclair-Oconee REALTY

Your Lake Life. Our Local Expertise.



Lake Sinclair's - Trusted Real Estate Experts

HELPING YOU FIND THE PERFECT PLACE TO CALL HOME.



\$482,000

140 Honeysuckle Rd NW, Milledgeville
2676 sq ft | 4 bed/3.5 bath
Lake access neighborhood.

Scarlett Goddard • 478-696-3711



NEW



\$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



REDUCED

Lake Sinclair – **\$875,000**

81 Mariners Dr, Milledgeville
3-car garage, double boat house,
and 3.65 acres.

Rhonda McHan • 478-457-5163



\$895,000

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



NEW

Lake Sinclair – **\$675,000**

142 Tanglewood Ct, Eatonton
2112 sq ft | 3 bed/2 bath
Site built area only

Rhonda McHan • 478-457-5163



\$424,000

Lake Sinclair – 116 Buckeye Lane NW, Milledgeville
2112sq ft | 2 bed/2 bath
Remodeled.

Scarlett Goddard • 478-696-3711



Lake Sinclair – **\$169,000**

1370B Log Cabin Rd, Milledgeville
1.84 acres | 2 bed/2 bath
There's a tiny house.

Susan Hall • 478-454-6200



\$370,000

158 Pine Knoll Lane, Milledgeville
2014 sq ft | 3 bed/2 bath | 2.39 acres
Lake access neighborhood.

Rhonda McHan • 478-457-5163



NEW

\$299,900

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

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



#1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLF WEEK 2026



178 PARKSIDE LANE - \$920,000

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 - \$990,000

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

Fully furnished 2 BR / 2 BA lakefront condo with the golf cart, Pontoon boat and a \$40,000 Golf Membership Credit!



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 - \$2,295,000

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 \$80,000 Cuscowilla Golf Membership is included in the price.



#1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLF WEEK 2026



127 HAWKS RIDGE - \$1,495,000

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 - \$849,900

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.



139 WILDWOOD DRIVE - \$1,349,000

Beautifully updated custom home in The Coves at Cuscowilla offering lake views, lake access, and exceptional indoor-outdoor living.



104 INDIAN SUMMER PATH - \$899,000

Nestled in the heart of Cuscowilla and close to everything, this charming 3 BR / 3 BA Lake Villa offers an assigned boat slip and easy access to all the amenities.



127 B ARBORS LANE - \$749,900

Pristine Arbors condo showcasing tranquil pond and waterfall views. This beautifully maintained 3-bedroom, 2.5-bath residence in The Arbors at Cuscowilla features an open-concept floor plan.



Award-Winning Greens

on the Shores of Lake Oconee

Set among 1,100 lush wooded acres, and bordered by nine miles of Lake Oconee shoreline, Harbor Club is an award-winning golf and lake community located an hour east of Atlanta in prime Georgia lake country. Whether you are looking to build the home of your dreams or revel in the comfort of a move-in-ready residence, Harbor Club offers an array of real estate opportunities for you to craft your greatest lake lifestyle.

Sales Center Open Wednesday - Sunday

Homes from the \$400s to \$2M+



Information believed to be accurate but not warranted. Equal Housing Opportunity.

1111 Polo Circle, Greensboro, Georgia 30642 | 706.453.7855 | harborclub.com



LAKE OCONEE, GEORGIA

Featured Homes at Harbor Club



1030 SPOON DRIVE

\$625,000

Immaculate ranch with upstairs bonus suite in the Club Cottages. 4 BR / 3 BA. Patriot Builders' Osprey plan — open great room with gas fireplace



1020 COLONIAL COURT

\$1,900,000

Rare main-lake home on the Richland Creek side with open-water views and a private dock. 5 BR / 4.5 BA. Stacked-stone fireplace and finished lower level



1080 GLEN EAGLE DRIVE

\$1,195,000

2023-built lake-access home in Sanctuary Cove with an assigned boat slip. 5 BR / 3 BA. Lake views throughout, covered porches, and a firepit



1159 WINGED FOOT DRIVE

\$799,999

New-construction golf-front estate overlooking the #1 and #9 holes. 4 BR / 4 BA. Stone accents, screened porch with outdoor kitchen



1080 BRASSIE LANE

\$621,700

All-new Addison A plan in the Club Cottages by My Home Communities. 4 BR / 3 BA. Easy one-level living, golf-cart garage



1111 SILVERTON DRIVE

\$468,400

Orchard B plan in Phase III of The Enclave at Heron Ridge. 4 BR / 3 BA. Deep, private wooded homesite, screened porch, and upgraded finishes

NEW CONSTRUCTION

Estate Homes from the \$900s

The Enclave at Heron Ridge homes from the \$500s

Club Cottage Homes from the \$600s

COMING SOON

*The Manors at Lake Drive**An exclusive collection of homes from \$1.5M***Kathy Phillips**

DIRECTOR OF REAL ESTATE SALES

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kathy@harborclub.com · harborclub.com

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Information believed accurate but not warranted. Oral representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to the purchase agreement. See agent for details. All information is believed to be accurate but is not warranted. For illustration purposes only, subject to change.

1111 POLO CIRCLE
GREENSBORO GA 30642



Traci Nelson

Luxury Expertise. Local Knowledge. Global Reach.

For Traci Nelson, real estate has never been about simply buying or selling homes. It's about guiding people through some of life's biggest transitions with confidence, expertise, and exceptional service.

Over the past twelve years, she has built a reputation as one of Georgia's most respected luxury real estate advisors by combining deep market knowledge with a genuine passion for helping clients achieve their goals.

In 2026 alone, Traci has already surpassed \$20 million in pending and closed sales, a reflection of the trust her clients place in her and the results she consistently delivers.

As a three-time member of the Ansley Real Estate | Christie's International Real Estate Circle of Excellence, Traci has earned recognition among the brokerage's top-producing agents and luxury advisors. The Circle of Excellence honors professionals who demonstrate exceptional sales performance, industry leadership, outstanding client service, and expertise in Georgia's luxury real estate market.

Traci is widely recognized as a Lake Country specialist, serving buyers and sellers throughout Lake Oconee, Lake Sinclair, and Madison, Georgia. Having grown up on Lake Sinclair and witnessed the evolution of Lake Oconee into one of the Southeast's premier luxury destinations, she brings unmatched local knowledge to every transaction. Whether representing waterfront estates, historic homes, equestrian properties, or luxury residences, she understands the lifestyle, value, and unique character that make each community special.

As part of Ansley Real Estate | Christie's International Real Estate, the #1 luxury real estate brand in the Southeast, Traci offers her clients something few agents can: hometown expertise backed by an international network. Through Christie's International Real Estate, Luxury Portfolio International, and Leading Real Estate Companies of the World, every listing receives exposure to affluent buyers across the globe while every client benefits from personalized, local guidance.

Known for her innovative marketing strategies, strong negotiation skills, and relationship-first approach, Traci's business is built almost entirely through referrals and repeat clients. Her commitment to professionalism, integrity, and exceptional service has made her a trusted advisor for families, investors, and luxury buyers throughout Georgia's Lake Country.

Whether helping a family purchase their dream waterfront home, marketing a luxury estate to an international audience, or guiding clients through life's next chapter, Traci believes every transaction deserves the highest level of care, creativity, and expertise.



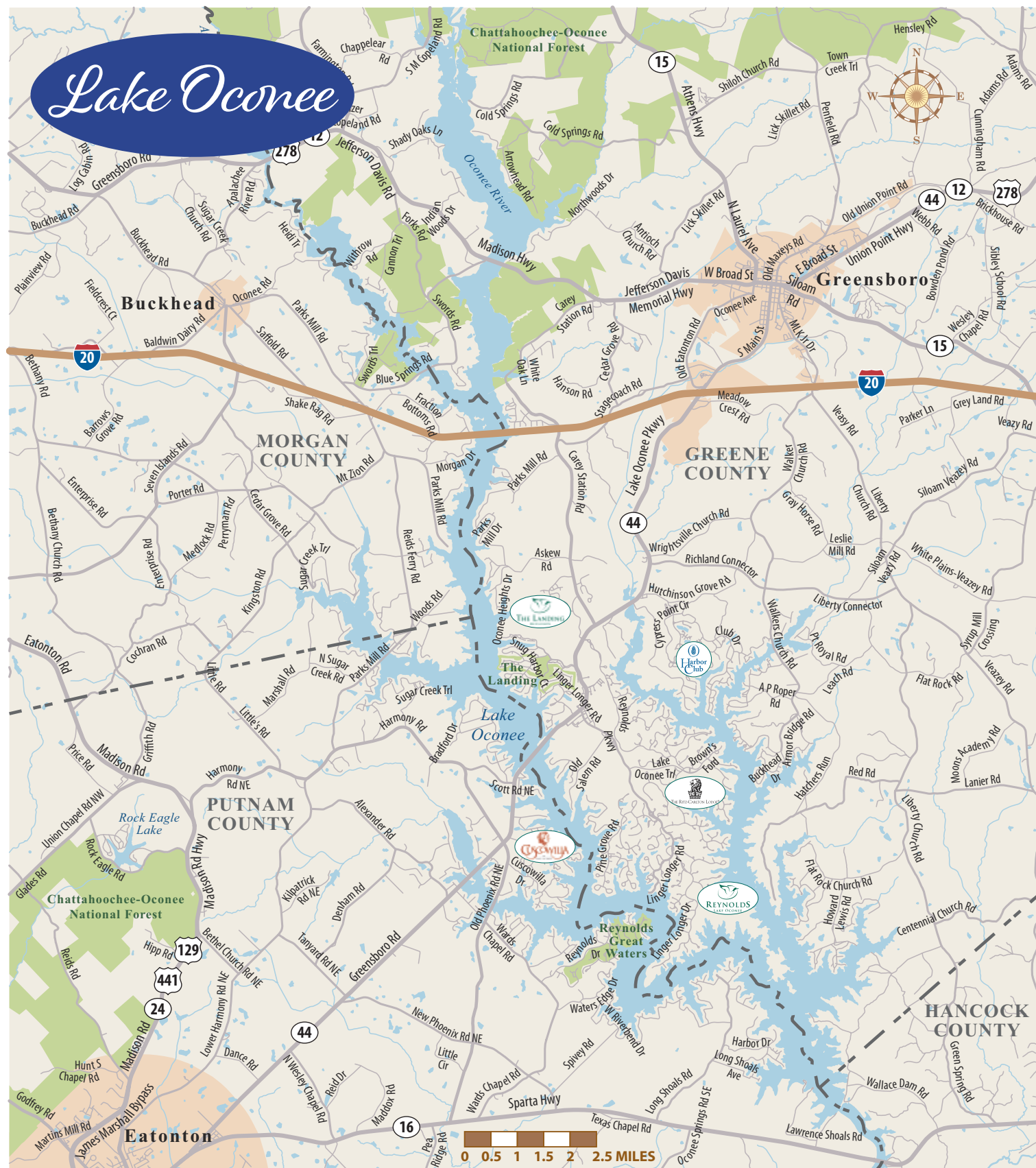
Her philosophy remains simple:
**Leave the real estate to me while you
focus on the things you** *love*

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INTERNATIONAL REAL ESTATE

Traci Nelson

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you might not know
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auto and business
insurance. now you do.

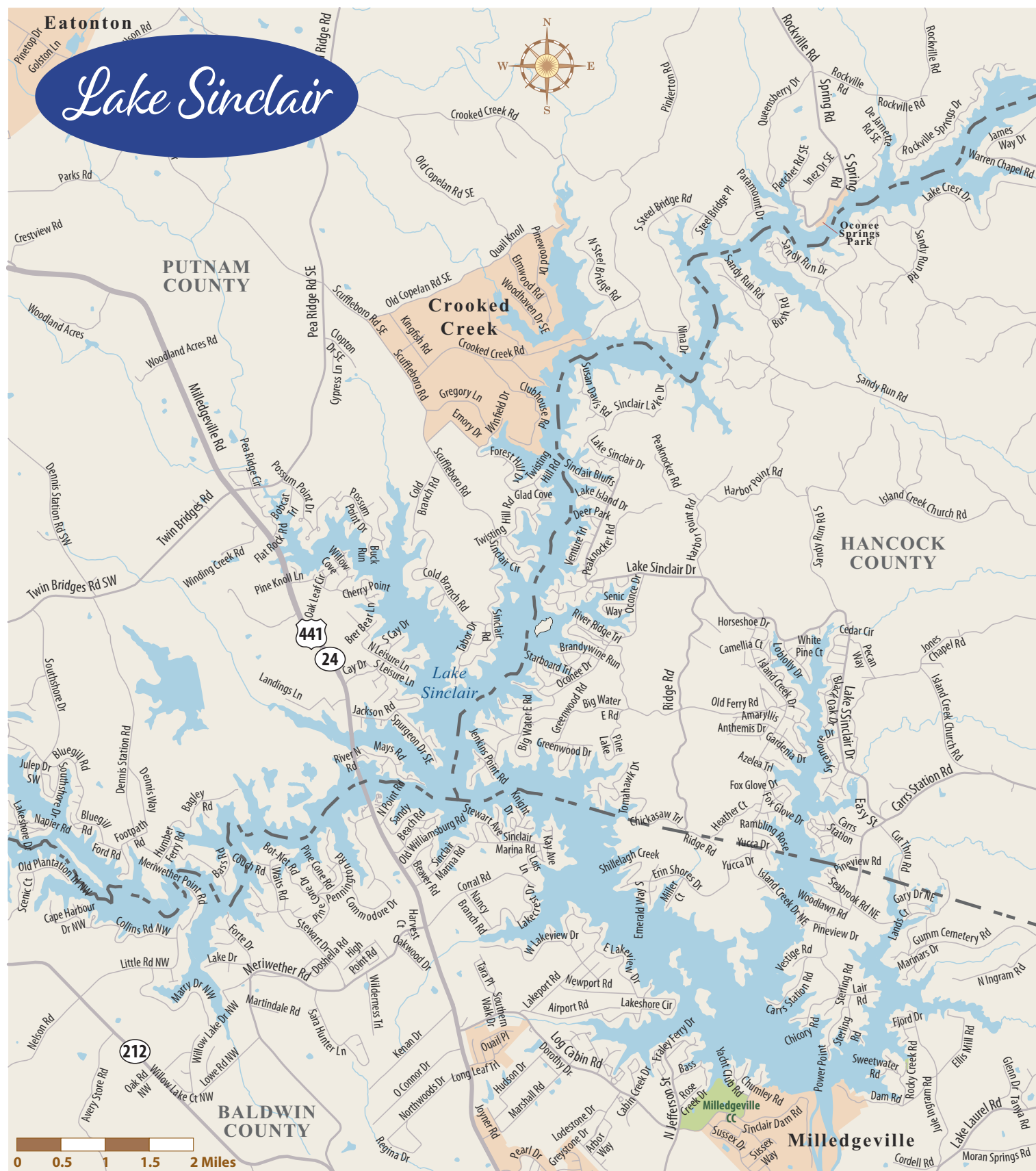
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IMPORTANT NUMBERS

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.madisonorga.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

• Utilities •

• 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

• 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
Centrla 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 •

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

• GREENE COUNTY •

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

• PUTNAM COUNTY •

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

• MORGAN COUNTY •

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

• 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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