

**Serenity Pointe**  
**2500 Nathania Farm Road**  
**Lincolnton, Lincoln County, Georgia 30817**

**OVERVIEW:**

Located on Clarks Hill/Strom Thurmond Lake, the Serenity Pointe Community Offers Peaceful, Waterfront Living, At An Affordable Price. This Fantastic Community Is Located Only Minutes From Lincolnton and Augusta

**LAKE HIGHLIGHTS:**

One of The Largest Lakes In The South Consisting Of 71,100 Acres of Water With Over 1,200+/- Miles of Shoreline; 250 Islands Plus Coves and Bays; Diversity of Plants and Wildlife Make This Lake A Paradise For Nature Lovers

**DEVELOPMENT HIGHLIGHTS:**

Newest Waterfront Development Located In Lincoln County; Situated On The Deep Water Section Of The Lake; Serenity Pointe Borders A 1000+/- Acre Army Corp of Engineers Preserve Guaranteeing Privacy For Time To Come

**SERENITY POINTE AMENITIES:**

Community Dock; Landscaped and Decorative Entries; Four Small Stocked Lakes; Nature Park With Walking Trails; Paved County Roads; Secure Boat Storage Area; Underground Utilities; Step Sewer System and Central Water; Architectural Review Board and Homeowners Association To Protect Your Prized Investment

**TOTAL LOTS IN COMMUNITY:**

*Serenity Pointe* Consists Ninety-Nine Estate Lots Scattered Over 260+/- Acres

**LOTS OFFERED:**

**Twenty-one Dockable Waterfront Lots  
Twenty-one Interior Lakefront Lots  
Six Interior Estate with Water Access Lots  
Six Ranchette Lots**

**DOCKABLE LAKEFRONT  
LOT:**

Lot #	Acreage	Lot
49	0.82+/-	Dockable
51	0.78+/-	Dockable
52	0.78+/-	Dockable
53	0.70+/-	Dockable
57	0.51+/-	Dockable
58	0.52+/-	Dockable
60	0.91+/-	Dockable
62	0.52+/-	Dockable
63	0.88+/-	Dockable
65	1.35+/-	Dockable
67	1.09+/-	Dockable
68	1.02+/-	Dockable
71	1.00+/-	Dockable
78	0.92+/-	Dockable
79	0.81+/-	Dockable
80	1.45+/-	Dockable
93	5.11+/-	Dockable
36	1.14+/-	Cluster Dock
37	1.14+/-	Cluster Dock
44	0.73+/-	Cluster Dock
45	0.83+/-	Cluster Dock

**INTERIOR WATERFRONT  
LOT:**

Lot #	Acreage	Lot
1	2.89+/-	Interior Waterfront
2	0.88+/-	Interior Waterfront
3	1.68+/-	Interior Waterfront
4	2.34+/-	Interior Waterfront
7	2.8+/-	Interior Waterfront
8	1.42+/-	Interior Waterfront
9	1.43+/-	Interior Waterfront
10	3.35+/-	Interior Waterfront
11	1.63+/-	Interior Waterfront
13	1.08+/-	Interior Waterfront
16	1.3+/-	Interior Waterfront
18	1.22+/-	Interior Waterfront
19	0.85+/-	Interior Waterfront
20	1.1+/-	Interior Waterfront
22	1.64+/-	Interior Waterfront

**INTERIOR WATERFRONT  
CONTINUED:**

Lot #	Acreage	Lot
24	1.02+/-	Interior Waterfront
25	0.87+/-	Interior Waterfront
26	1.89+/-	Interior Waterfront
28	0.71+/-	Interior Waterfront
29	1.36+/-	Interior Waterfront
31	1.01+/-	Interior Waterfront

**INTERIOR ESTATE  
LAKE ACCESS LOTS:**

Lot #	Acreage	Lot
5	4.33+/-	Lake Access
6	3.83+/-	Lake Access
39	1.23+/-	Lake Access
40	2.25+/-	Lake Access
41	2.27+/-	Lake Access
42	3.22+/-	Lake Access

**RACNHETTE:**

Lot #	Acreage	Lot
21	4.53+/-	Ranchette
90	4.32+/-	Ranchette
91	4.44+/-	Ranchette
92	6.73+/-	Ranchette
97	5.92+/-	Ranchette
99	6.17+/-	Ranchette

**LAKE ACCESS LOTS:  
COVENANTS, CONDITIONS &  
RESTRICTIONS:**

Available Upon Request

**HOA DUES:**

Approximately \$475.00 Annually

**TAXES:**

Taxes Differ Per Lot

**SCHOOLS:**

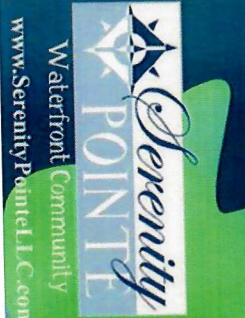
Elementary: Lincoln County  
Middle School: Lincoln County  
High School: Lincoln County

**LOCAL AIRPORTS:**

Augusta Regional Bush Field (AGS) – 35 Minutes

**MAJOR AIRPORTS:**

Hartsfield-Jackson Atlanta International Airport (ATL) –  
135 Miles

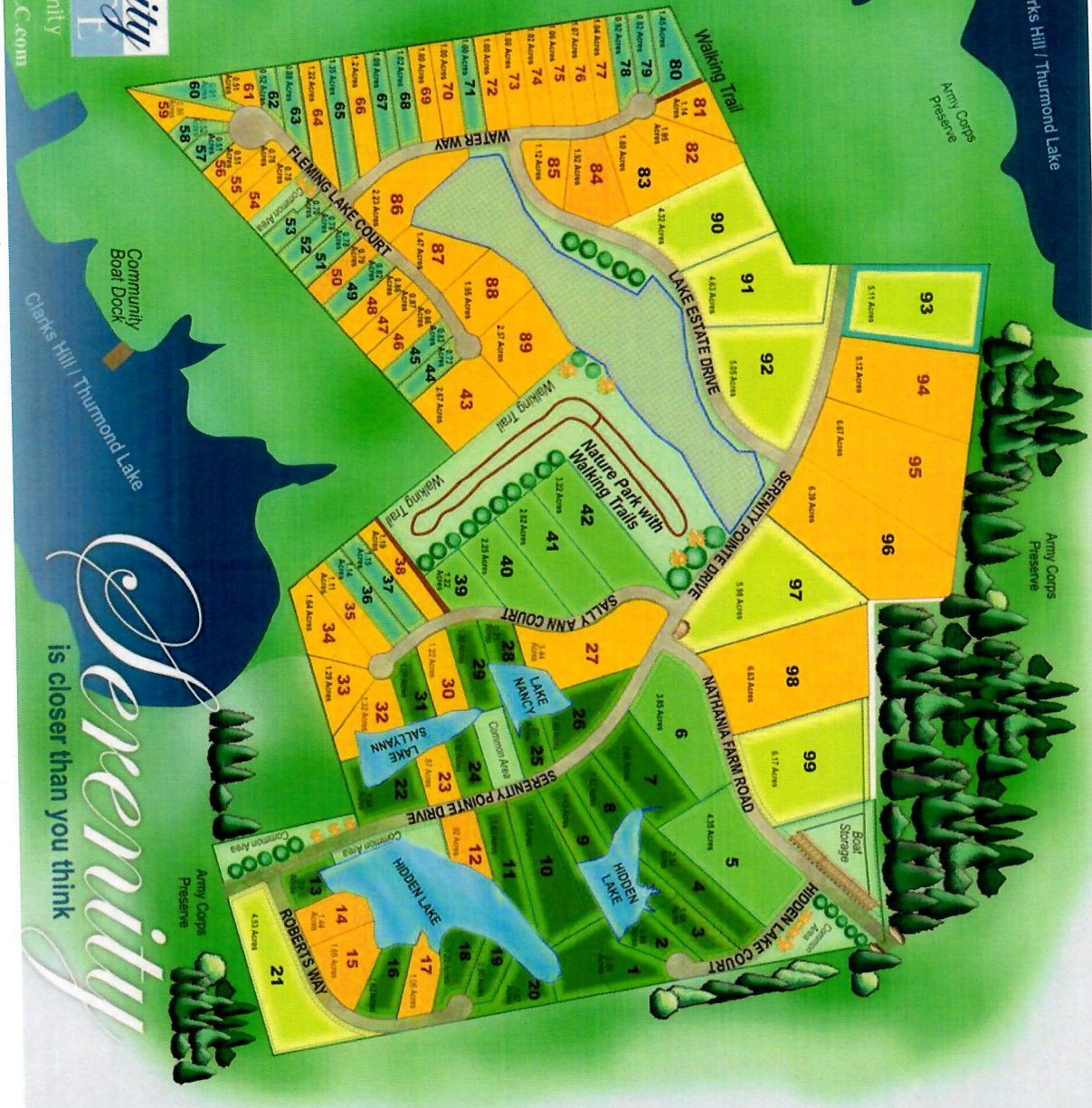


*Serenity*  
is closer than you think

Clarks Hill / Thurmond Lake

Clarks Hill / Thurmond Lake

- Key**
- Dockable homesites
  - Ranchette homesites
  - Lake side homesites
  - Interior homesites
  - Common Areas
  - Walking Trails
  - Serenity Lakes
  - Sold
- Rentages are conceptual and subject to modification.



Waterfront Community  
www.SerenityPointeLLC.com



Waterfront Community  
Proximity Map

