

**SOLD**



## 407 E River Bend Dr - Waterfront - Lake Oconee, Ga

0.94 +/- Acres | Putnam County, GA



### ADDRESS

407 E River Bend Drive  
Eatonton, GA 31024

### LOCATION

From the intersection of Old Pheonix Road and Ga Hwy 44 take Old Pheonix Road to New Pheonix Road. Turn Left onto New Pheonix and travel 1.8 miles to Spivey Road. Turn left onto Spivey Road and travel 1.8 miles to E River Bend. Turn right onto E River Bend and travel 2.4 miles u

### PROPERTY SUMMARY

**NEW CONSTRUCTION!** Don't miss this opportunity to own a brand-new home with incredible main lake views on Lake Oconee. This home is packed with features that are sure to impress any buyer. With 5 bedrooms, 5 full baths, and 2 half baths this custom floor plan was designed with lake lifestyle entertainment and comfort in mind for all its guests. Fireplaces on both levels, the rear porch, and a fire pit lakeside are a few focal points. The site has an approved layout for a pool to be added in the rear yard. A new max dock will be completed during the construction process along the 165 feet of water frontage. Renowned builder Smith Built Homes have been building custom homes from the Atlanta area to Lake Oconee for nearly 40 years. Summer is fast approaching and so is the completion of this home! The estimated completion date is June 2023. Call Listing Broker today to schedule your tour! Broker related to the seller.

[nationalland.com/listing/407-e-river-bend-rd-waterfront-lake-oconee-ga](https://nationalland.com/listing/407-e-river-bend-rd-waterfront-lake-oconee-ga)



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