

*Macon's Most Prestigious  
Gated Community...*

# *Camden North*

**ESTATE SIZE LOTS - 1 ACRE +**



**ORIGINALLY PRICED FROM \$144,900**

**LIMITED AVAILABILITY**

**NOW PRICED FROM \$49,900**

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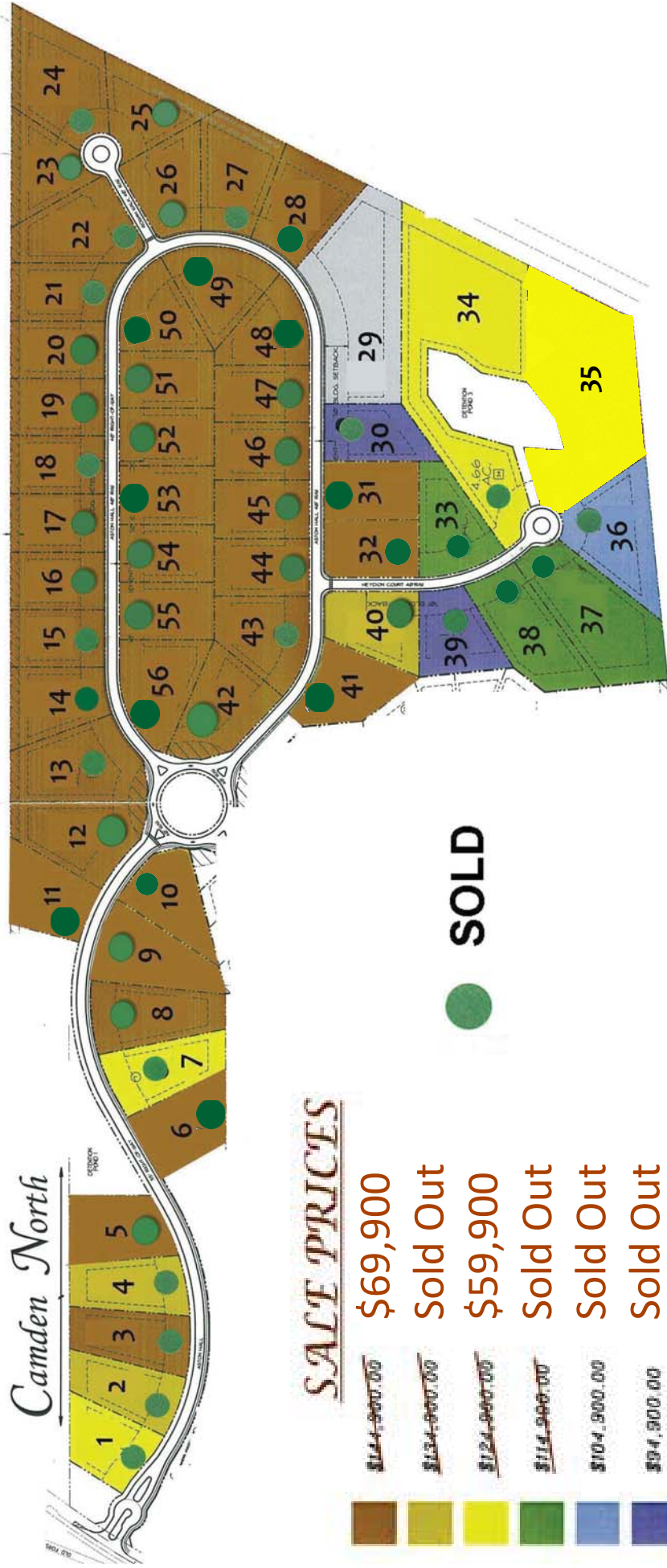
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REALTY GROUP



# Camden North

## Amenities

*Camden North, a gated community, is designed to reflect the things you value in a neighborhood—comfort, privacy, security and beauty.*

*With elegance in every detail, the community's amenities set it apart as the premier location for your ideal home.*

- *5 remaining home sites from 1 acre to nearly 4 acres*
- *2+ miles of lighted sidewalks*
- *Secure, gated entrance with all-stone guard house*
- *Beautifully landscaped entry with stone columns and vertical cypress board gate*
- *Traffic calming round-about with fountain*
- *All underground utilities including: city sewer, Atlanta Gas, Cox Cable, Bellsouth, Georgia Power, and city water*
- *Private streets with street lights*
- *Custom curb and gutter system*
- *Community coordinated mailboxes*
- *Naturally propagated, fully grown magnolias, pines and hardwoods*

## Camden Covenants

*Beautifully integrated in a private setting of magnolias, pines and hardwoods, Camden North offers the ideal location for a stately collection of residences. With community covenants thoughtfully created with the homeowner in mind, the homes of Camden North work in harmony to give the community its sense of elegance and charm.*

- *Homeowners may select the builder of their choice*
- *Square foot minimums: One story ..... 3100 square feet Two stories ..... 3400 square feet*
- *70 foot setback for homes (supersedes the 50 foot county requirement)*
- *Primary building materials: brick, stone, stucco, painted wood siding, concrete board siding*
- *Side-entry or rear-entry two-car garage with garage doors*
- *Complete covenants available upon request.*

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Matt Gilbert and Ryan Griffin are licensed real estate agents in the state of Georgia with New Atlantic Realty Group and both are also members of Overlook at Arkwright, LLC.