



Address:
0 Living Waters Way
Clayton, GA 30525

GAMLS #: 10686239

List Price: \$850,000
Original List Price: \$850,000
On Market Date: 02/05/2026
Days on Market: 1
LP/SQFT: \$0
Sale Includes: Land Only

Status: New
Property Type: Commercial Sale
Complex: Stekoa Village

Photo Count: 12

PROPERTY INFORMATION:

County:	Rabun	Total SQFT:	0
Tax ID:	042B 033	Year Built:	3000
Total Building	0	Property Condition:	Resale
Area:		Total Acres:	4.300 Acres
Total Building	Other	Zoning:	HB
Area Source:			
Annual Taxes:	\$1,382		
Tax Year:	24		
Association Fees:	\$0		
Possession:	Close Of Escrow		
Agreement:	Exclusive Right To Sell		

LISTING CONTACTS:

Showing Contact: Mount Development Construction LLC **Phone:** SCOTT POSS
Listing Agent: Scott Poss: (POSSSCOTT) **License #:** 10133 **Phone #:** 706-490-2305 possrealty@gmail.com
Listing Office: Poss Realty (RBUN01) **License #:** 6074 **Phone #:** 706-782-2121 possrealty@gmail.com
Lockbox Type: None
Listing URL: <https://www.georgiamls.com/0-living-waters-way-clayton-ga-30525/10686239>

Showing Instructions: Courtesy Call - Leave Msg

Directions: From Clayton, go to the intersection of Savannah Street and Main Street, and turn north on Main Street, go past Ramey BLVD and the Clayton Fire Department and take a right on Smith Street. The property fronts Smith Street and Living Waters Way.

Private Remarks: The property is 4.74 acres less, and except the land sold with 12 townhouses in buildings 1 and 2 of Stekoa Creek Village. It is subject to the rights of the owners of units in buildings 1 and 2, including ingress, egress, the dog park, and paths.

Public Remarks: Prime Development Opportunity in the City of Clayton: Shovel-Ready Phase at Stekoa Village - Experience the advantage of a "head start" with this rare 4.3+- acre development offering located within the city limits of Clayton. This property represents the remaining undeveloped portion of the Stekoa Village project, where the "heavy lifting" of pre-development has already been accomplished. With two six-unit buildings already completed and sold, this offering includes plans for three pads designed for a total of 14 additional units. The infrastructure is a developer's dream: city water, sewer, and all essential utilities are already in place and pulled to the site. Furthermore, significant investments have already been finalized, including a completed dog park and a bridge over Stekoa Creek that provides direct, elegant access to the Stekoa Creek City Park. Perfectly situated for high-demand residential living, the property offers future residents unparalleled convenience to downtown Clayton's dining and shopping, as well as proximity to local fitness centers and premier medical facilities, including the modern Mountain Lakes Hospital. This is a true "plug-and-play" opportunity for a builder or investor looking to capitalize on the growing Clayton market without the typical multi-year delays of raw land preparation. Take the reins of this established project and bring the final 14 units to life in one of Northeast Georgia's most desirable mountain town.



105 PROFESSIONAL PARK DRIVE
 SUITE 100
 CLAYTON, GA 30521
 PHONE: (770) 770-0009
 WWW.FLDDESIGN.COM

OWNER:
 DBSS
 VENTURES, LLC
 344 FLYING RANCH DR.
 CLAYTON, GA 30525

SITE PLAN
STEOKA VILLAGE
 LAND LOT 218.36, 2ND DISTRICT
 CITY OF CLAYTON
 RABUN COUNTY, GA

NO.	DESCRIPTION	DATE
1	REVISED TO SHOW ADDITIONAL ELEVATIONS	6-13-21
2	REVISED TO SHOW ADDITIONAL ELEVATIONS	11-1-21
3	REVISED TO SHOW ADDITIONAL ELEVATIONS	2-19-22
4	REVISED TO SHOW ADDITIONAL ELEVATIONS	2-19-22

DATE: APRIL 6, 2020
 CIVIL ENGINEER: [Signature]
 SCALE: 1" = 40'

SHEET:
 1

LEGEND

- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED CONCRETE PAVING

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVALS AND PERMITS OF THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVALS AND PERMITS OF THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
7. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION PLANS SHALL BE SUBJECT TO THE APPROVALS AND PERMITS OF THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLAYTON AND RABUN COUNTY, GA.



