

# 155 Harmony Bay Drive

Lot 58 | Harmony Bay | Eatonton, Georgia

Offered at \$169,000



Rare 1.15-acre homesite in the prestigious Lake Oconee region—widely regarded as the greatest lake in Georgia. With 99% of Harmony Bay already sold, this is one of the final opportunities to build a luxury custom residence or vacation retreat in a high-demand, high-value market.



Video Tour available upon request

# Executive Summary



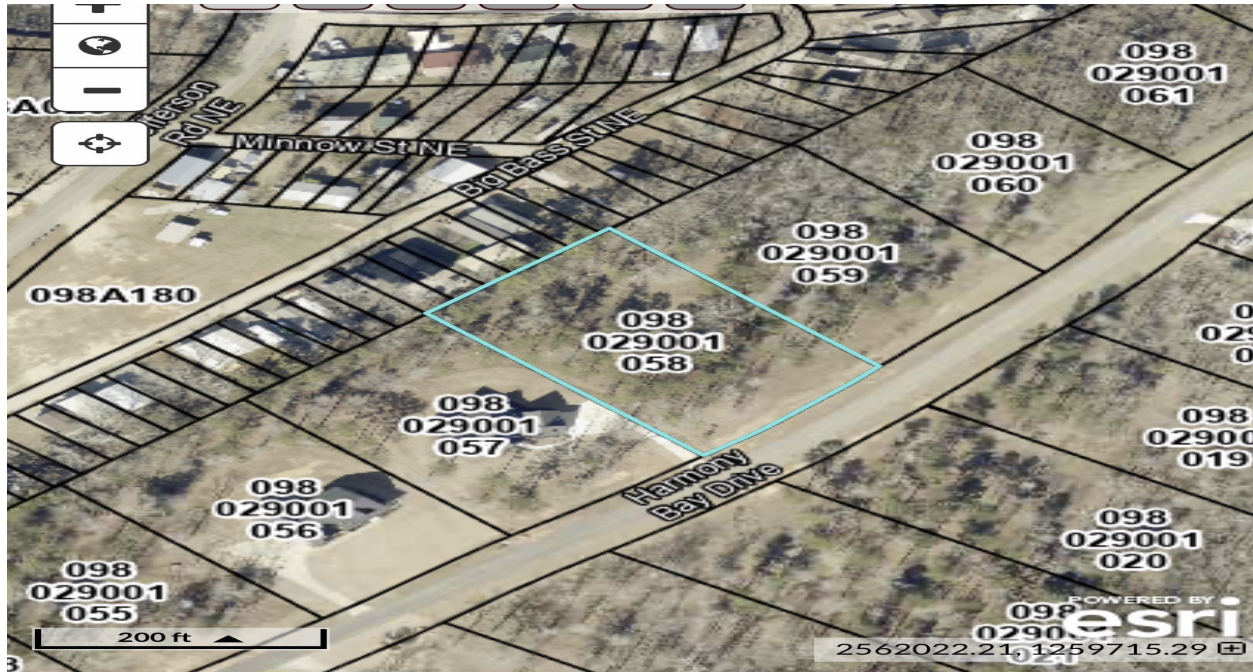
Located in the desirable Harmony Bay community near Lake Oconee, this 1.15-acre homesite offers size, privacy, and strong long-term upside. Surrounded by luxury homes averaging approximately \$2.4M, the property supports a custom build in a proven, high-demand lake market. Ideal for a primary residence, second home, or builder spec.

Address	155 Harmony Bay Drive
City / County	Eatonton, Putnam County, GA
Subdivision	Harmony Bay
Lot	58
Parcel ID	098029001058
Lot Size	Approx. 1.15 Acres
Zoning	Residential
Price	\$169,000

THE  
**HOLYLAND**  
— REALTY, INC. —  
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## Parcel Boundary & Location



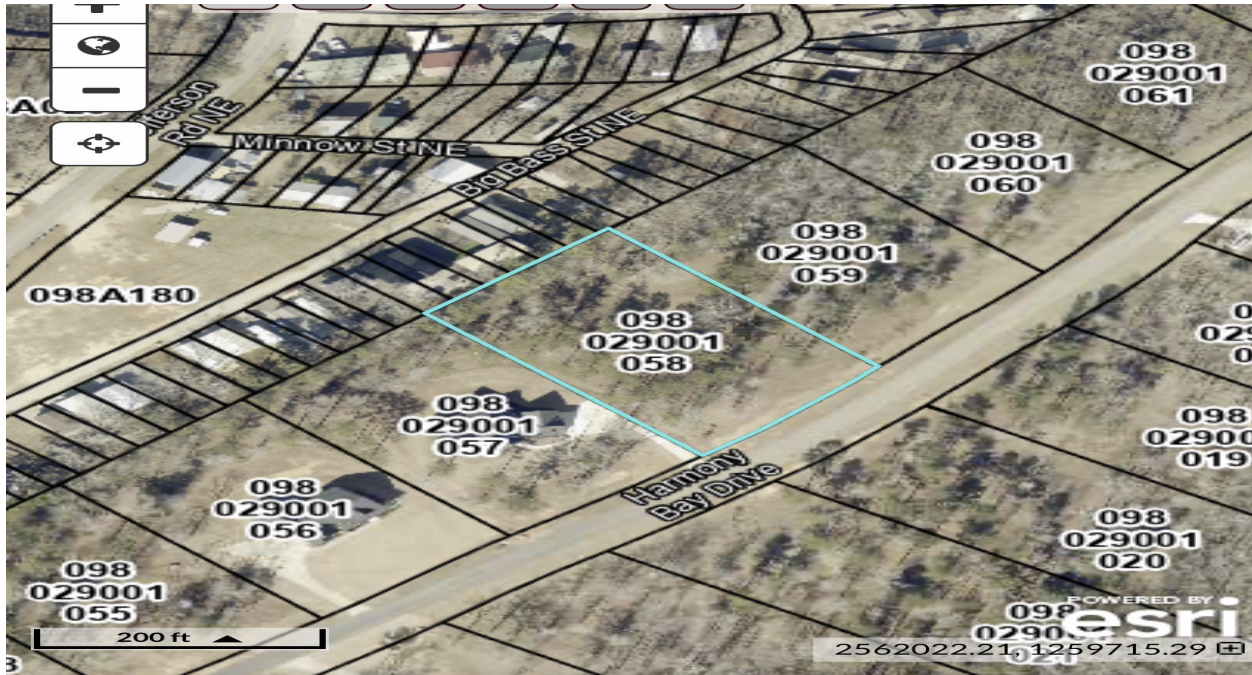
The parcel map highlights Lot 58 within Harmony Bay, showing strong frontage along Harmony Bay Drive and ample depth for driveway placement, home siting, and outdoor living. The lot's shape supports multiple design approaches and preserves wooded privacy.

## Lake Oconee – Georgia's Premier Lake



Lake Oconee spans over 19,000 acres with approximately 374 miles of shoreline. It is widely recognized as the premier lake destination in Georgia, offering boating, fishing, paddleboarding, jet skiing, and waterfront dining. The lake's scale and surrounding luxury communities drive consistent demand.

# Harmony Bay Community



Harmony Bay is a quiet, established neighborhood featuring estate-size lots, mature trees, and a peaceful setting near the lake. With approximately 99% of lots already sold, availability is extremely limited—supporting exclusivity and long-term value.



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## Zoning & Build Potential

Zoned for residential use in Putnam County, the property supports single-family construction. Based on surrounding homes, a 2,500–5,000+ sqft custom residence is feasible (subject to HOA guidelines). Ideal for modern lake architecture with expansive outdoor living, garages, and guest accommodations.

## Lifestyle & Recreation

Enjoy boating, golf, trails, and lakefront dining year-round. Nearby amenities include Reynolds Lake Oconee and Harbor Club with championship golf, marinas, and club facilities, as well as Lake Oconee Village for shopping and dining.



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## Investment Highlights

Average home values in surrounding Lake Oconee communities are approximately \$2.4M, reinforcing the long-term value of land acquisitions in this market. Limited inventory, proximity to Atlanta (~90 minutes), and strong demand for second homes support appreciation.

## Vacation / Second Home Opportunity

This homesite is ideal for a weekend retreat or second home. The location offers easy access from Atlanta while delivering a resort-style environment with privacy and natural beauty.

## Rare Opportunity

With nearly all lots in Harmony Bay sold, Lot 58 represents one of the final chances to secure land in this established luxury community. Opportunities like this are increasingly scarce in the Lake Oconee area.



Video Tour available upon request

## Offering Summary

155 Harmony Bay Drive | Lot 58 1.15 Acres | Harmony Bay Eatonton, Georgia **Offered at \$169,000**  
Schedule a showing today. A full video tour is available upon request. Contact Holy Land Realty for additional information.



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