

## Land Lot



<b>Listing #</b>	8667004	<b>List Price</b>	\$7,000
<b>Property Type</b>	Land Lot	<b>Status</b>	New
<b>Address</b>	1312 Forest Court	<b>Unit/Lot</b>	
<b>City</b>	Villa Rica	<b>Zip</b>	30180
<b>Subdivision</b>	Fairfield Plantation	<b>State</b>	GA
<b>County</b>	Carroll	<b>Area</b>	CARR
<b>List Date</b>	9/27/2019	<b>Original Price</b>	\$7,000
<b>Expire Date</b>	9/26/2020	<b>DOM</b>	0



[Schedule a Showing](#)

<b>Elem School</b>	Sand Hill	<b>Middle School</b>	Bay Springs	<b>High School</b>	Villa Rica
<b>ES Bus</b>	Yes	<b>MS Bus</b>	Yes	<b>HS Bus</b>	Yes

<b>Tax ID</b>	F01-0312	<b>Land Lot</b>		<b>Plat Book</b>	
<b>Taxes</b>	\$63.00	<b>District</b>		<b>Plat Page</b>	
<b>Tax Year</b>	2018	<b>Section</b>	1	<b>Deed Book</b>	509
<b>Block</b>		<b>Unit</b>		<b>Deed Page</b>	725
<b>Total Lots</b>	1	<b>Lot</b>	312	<b>Lot Dimensions</b>	74x139x103x15x185
<b>Acreage</b>	0.340	<b>Acreage Source</b>	Public Record	<b>Price Per Acre</b>	

<b>List Agent</b>	Chris Rentz	<b>List Agent 2</b>	
<b>List Agent ID</b>	RENTZROBERT	<b>LA 2 ID</b>	
<b>List Agent Lic</b>	349167	<b>LA 2 License</b>	
<b>List Agent Email</b>	crentz@pioneer-residential.com	<b>LA 2 Email</b>	
<b>List Agent Phone</b>	Phone: 4047027193	<b>LA 2 Phone</b>	
<b>List Office</b>	Pioneer Residential	<b>List Office Email</b>	kyle@gablerealestate.net
<b>List Office ID</b>	GREC01	<b>List Office Phone</b>	Office: 6782638507
<b>List Office Lic</b>	63327		

<b>Commission</b>	3.00	<b>CompType:</b>	%	<b>Owner Name</b>	
<b>List Agreement Type</b>	Exclusive Right To Sell	<b>Owner Phone</b>			
<b>Special Conditions</b>					

<b>ER 1 Source</b>		<b>ER 1 ID</b>	
<b>ER 2 Source</b>		<b>ER 2 ID</b>	

Information deemed reliable but not guaranteed.

**Address** 1312 Forest Court

**Listing #**

8667004

**Public Remarks** Great opportunity in the gated community of Fairfield Plantation. The Site offers a level topography- water view- and is located off of a low traffic street near cul-de-sac. The Property is near the south/ back gate of the plantation.

**Private Remarks** All utilities and zoning are subject to independent verification.

**Office Remarks**

**Private URL** www.pioneerlandga.com

**Directions** From Main Gate- Turn right onto Lakeview Pkwy- Turn left onto Southgate Dr- Turn right onto Forest Ct- Destination will be on the left. \*Site is gps/ map friendly\*

**Amenities** Clubhouse, Gated Community, Golf Course, Lake, Neighborhood Association, Playground, Pool, Tennis Courts  
**Class** Land Lot  
**Documents** Other (See Remarks)  
**Feature Name** Treasure Lake  
**Frontage Type** Other (See Remarks)  
**Improvements** Curb & Gutter, Other (See Remarks)  
**Lot Size** Less than 1/3 Acre, 1/3 - 1/2 Acre  
**Potential Use** Recreation/2nd Home, Residential  
**Present Use** Undeveloped Land

**Property Setting** Lake  
**Topology** Level  
**Units Per Acre**  
**Utilities Available** Electricity, Other (See Remarks), Sewer Available, Telephone, Water  
**Vegetation** Wooded/Timber  
**Waterfront Footage**  
**Water Lot** Water View  
**Zoning** Agricultural/Residential, Single Family

**Closing Date**  
**Off Market Date**  
**Sell Office**

**Sales Price**  
**Due Diligence Date**  
**Sell Office Lic**

**Sellers Contribution**  
**Finance Code**  
**Sell Agent**

[To Report any Listing Discrepancies Click Here](#)