

Lake Wedowee Associates
(www.lakewedoweerealestate.com)
256-357-2050

Pineywood Subdivision, Phase 2, Wedowee, AL



LL364, LL365, LL366, LL367, LL368, LL369, LL370 - Pineywood Subdivision, Phase 2 - Quite possibly, the most perfect lots on the entire lake. These lots are located in an established area, just off of Highway 431, with paved road frontage, public water, and all the nearby conveniences available in Downtown Wedowee, which are just minutes away. Best of all, these lots are located in one of the few "no wake" zones, meaning you can leave a boat or personal water craft in the water without it getting totally beaten up by the wave action.



If you are ready to buy a lake lot and have carefully considered location and accessibility, you are encouraged to schedule an appointment to view and walk these lake lots before you miss out on this wonderful opportunity. If you are an investor, how would you like to buy these together, and have an estate of almost 9 acres to build your dream home? Most lots offer deep water access to ensure many years of boating, fishing, swimming, and overall year round enjoyment. Where else can you find lots like these at these price and all these amenities? The "no wake" zone allows you to swim and play and not be swept away. Amenities galore, come see for yourself.

The sellers of this property have partnered with Lake Wedowee Associates, using our "[Flat Rate Broker](http://www.flatratebroker.com)" (www.flatratebroker.com) program, to assure you of limited "overhead" in your investment. With market-based pricing and low seller fees, welcome to the future of Real Estate.

Compare these prices and location to lots in Hunter Bend, Tranquility, Creek Crossing, and Gin House Cove; we think you will be ready to buy. All prices substantially reduced over last year's prices, with full details below. Prices range from **\$127,500 to \$250,000** - with historically low interest rates, could there be a better time to buy?

LL364 - Pineywood Subdivision, Phase 2 - Lot #1, 1.47 Acres +/-, 125.26 ft.+/- waterfrontage. Reduced **\$147,500** below last year's price. At this price, it probably is one of the absolute best buys on the lake. FlatRateBroker.com priced at **\$127,500**.

LL365 - Pineywood Subdivision, Phase 2 - Lot #2, 1.51 Acres +/-, 109.96 ft.+/- waterfrontage. Reduced **\$70,200** below last year's price. FlatRateBroker.com priced at **\$229,800**.

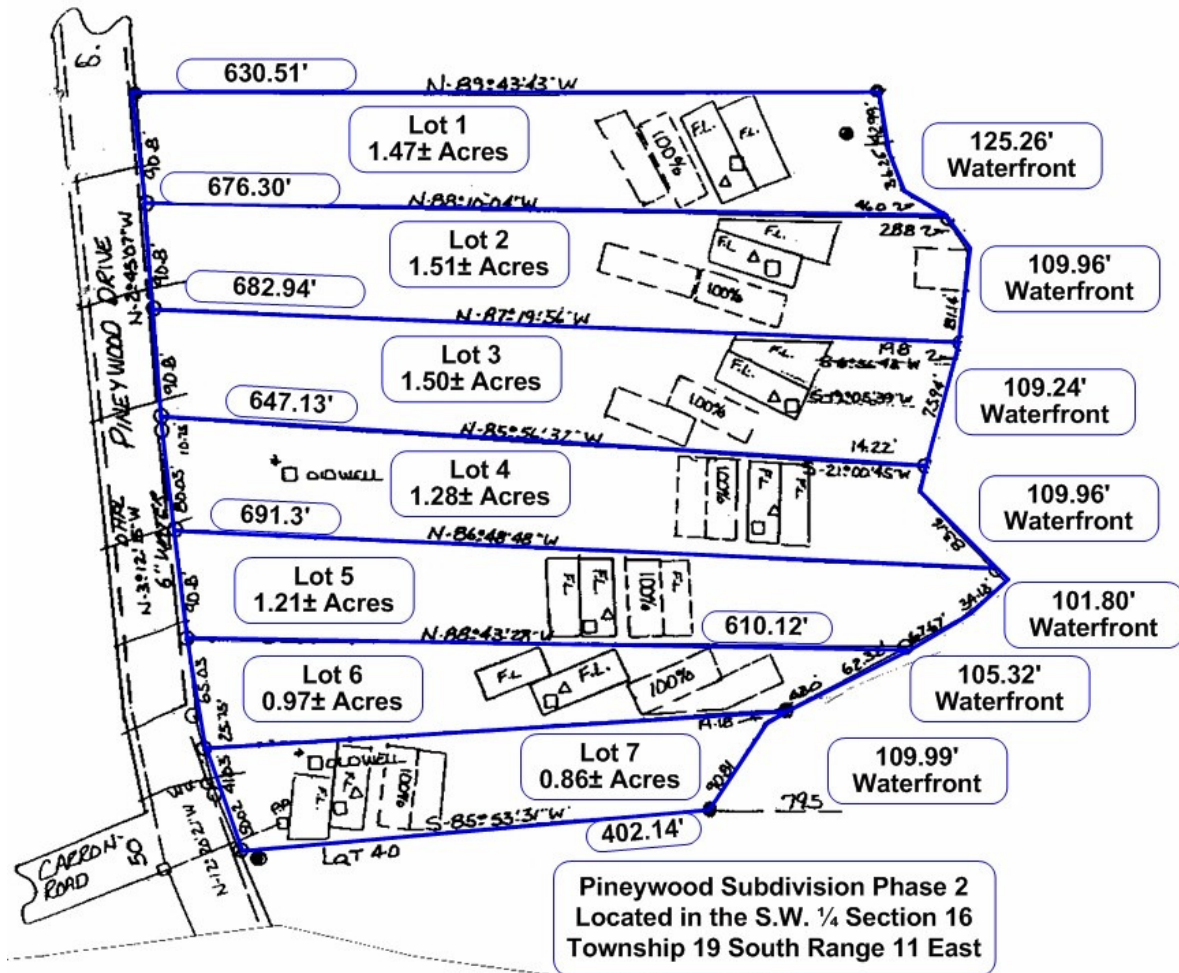
LL366 - Pineywood Subdivision, Phase 2 - Lot #3, 1.50 Acres +/-, 109.24 ft.+/- waterfrontage. Reduced **\$75,000** below last year's price. FlatRateBroker.com priced at **\$250,000**.

LL367 - Pineywood Subdivision, Phase 2 - Lot #4, 1.28 Acres +/-, 109.96 ft.+/- waterfrontage. Reduced **\$110,000** below last year's price. FlatRateBroker.com priced at **\$250,000**.

LL368 - Pineywood Subdivision, Phase 2 - Lot #5, 1.21 Acres +/-, 101.80 ft.+/- waterfrontage. Reduced **\$110,000** below last year's price. FlatRateBroker.com priced at **\$250,000**.

LL369 - Pineywood Subdivision, Phase 2 - Lot #6, 0.97 Acres +/-, 105.32 ft.+/- waterfrontage. Reduced **\$70,000** below last year's price. FlatRateBroker.com priced at **\$240,000**.

LL370 - Pineywood Subdivision, Phase 2 - Lot #7, 0.86 Acres +/-, 109.99 ft.+/- waterfrontage. Reduced **\$50,000** below last year's price, making this another exceptional buy for location, lot size, and amenities. FlatRateBroker.com priced at **\$150,000**.



Disclaimer: All information contained herein is deemed reliable, but not guaranteed. All properties are subject to prior sale, exchange, or withdrawal. Neither the listing broker(s), agent(s) nor information provider(s) shall be held responsible for any typographical errors, misinformation, misprints, and shall be held totally harmless.

Lake Wedowee Associates (www.lakewedoweerealestate.com) 256-357-2050