

# WATERWAYS

## TOWNSHIP



## FACT SHEET

### OVERVIEW

WaterWays Township is a 2,300-acre master-planned community framed by more than six miles of Coastal Georgia marsh frontage and featuring future deep water access to Redbird Creek. Its streets, meandering past ancient oak hammocks and winding beneath majestic tree canopies, will lead to navigable waterways and an impressive collection of world-class amenities. Gracious homes on generous lots will honor the history of traditional southern, low-country architecture as well as the ecologically-sound building practices that pay homage to this native environment. Featuring more than 450 acres of recreation and open spaces, miles of nature and biking trails, and the history of Cottenham Plantation, WaterWays offers numerous opportunities to explore, discover, and learn.

As we grow, a community lifestyle center is envisioned for WaterWays' highest point and will serve as a beacon to welcome all who visit by lagoon or land to its extensive amenity offering. Furthermore, a championship golf course designed by Tom Fazio has been planned to challenge the most avid golfer with its elevated tees and rolling fairways. The Marina, to be located on Redbird Creek, will extend an open invitation to the avid cruiser or fisherman with its easy access to the Intracoastal Waterway and the Atlantic Ocean.

It is here, tucked under the cathedral of tree canopies and along the peaceful lagoon shore that families can celebrate the joys of the great outdoors, embrace fun and adventure, and cherish the important things in life, like catching fireflies on a warm summer evening at the boat house; baiting a fishing line on the marina dock; or learning to paddle a canoe in Grand Lagoon. Families will certainly come to call this place "home".

## **THE AMENITIES :**

Existing and Available Amenities Include:

- Grand Lagoon, which winds through the community for over three miles and is the ideal environment for canoeing, kayaking, and fishing.
- Bill Dance Signature Fishing Experience, featuring lagoons stocked with thousands of panfish and largemouth bass.
- WaterClub West Pool House featuring swimming facilities, a gracious deck and trellis areas, a screened pavilion with summer kitchen for family style entertaining, and an outdoor fireplace.
- Back country trails for biking, hiking, and wildlife observation.

Future Planned Amenities include:

- The Marina, a unique public/private partnership that, when developed, will feature access to the Intracoastal Waterway and the Atlantic Ocean, a ship store, fueling capabilities, wet and dry slip storage and launch facilities.
- A Tom Fazio-designed 18-hole championship golf course featuring rolling fairways and greens, unexpected elevation changes, and exceptional practice facilities.
- The Swim and Fitness Club, an elaborate facility featuring Georgian low-country architecture, a fitness center, elegant club dining, poolside grill and bar, separate pools for adults and families, a cascading waterfall and a sunning beach at the lagoon's shoreline.
- The Tennis Complex

## **NEIGHBORHOODS**

*WaterWays Parkway South:* A neighborhood of distinctive wooded and waterfront homesites along Grand Lagoon, and within a casual walk to the WaterClub West Pool House. Wooded sites feature majestic oaks, towering pines, native magnolias and back to conservation areas. Lagoon-facing homesites are also heavily wooded with a mixture of native pines, magnolias, holly, and oaks and enjoy easy access to the ambiance and recreational activities of Grand Lagoon. Pricing currently begins in the low \$60,000's.

*Long Creek:* Created on a heavily wooded 25-acre site which features a dense canopy of towering generational oaks, coastal pines and native vegetation, Long Creek is highlighted by an interior park system of walkways and sitting areas which provides a quiet setting for relaxation or socializing with neighbors. Residents will be able to stroll to Village Center via a boardwalk that crosses over an adjacent tidal creek. Pricing currently begins in the high \$50,000's.

*RidgeWood Park:* Located but a short walk from the Village Center, RidgeWood Park is a thoughtfully planned neighborhood which seeks to celebrate its natural surroundings. This 165-acre site will feature interior parks and greenways, streets lined with native trees and vegetation, nature preserves, and approximately 280 single family residences. The neighborhood will enjoy over one mile of frontage along a State Wildlife Conservation Area and is also the featured location of the WaterClub West Pool House. Cottage-styled homes are now available with home plans priced to begin in the \$230,000's.

## **SCHOOLS**

Bryan County Schools are locally renowned for academic excellence. Currently, WaterWays Township is in the following districts:

1. Richmond Hill Primary serves K-2<sup>nd</sup> grade:  
<http://www.bryan.k12.ga.us/RHPS/default.htm>
2. Carver Elementary serves 3<sup>rd</sup> – 5<sup>th</sup> grade:  
<http://www.bryan.k12.ga.us/gwcues/Default.html>
3. Richmond Hill Middle School serves 6<sup>th</sup> – 8<sup>th</sup> grade:  
<http://www.bryan.k12.ga.us/rhms/default.htm>
4. Richmond Hill High School serves 9<sup>th</sup> – 12<sup>th</sup> grade:  
<http://www.bryan.k12.ga.us/rhhs/default.htm>

For more information on Bryan County schools, please visit <http://www.bryan.k12.ga.us/>.

## **LOCATION**

WaterWays Township is ideally situated off Highway 144 East in Richmond Hill, Georgia.

*From I-95 at Exit 87:* Drive 2 miles east on Highway 17. Turn right onto Highway 144 and drive for 9 miles. Turn left onto Oak Level Road and proceed for 2.7 miles before arriving at the WaterWays Township entry.

*From I-95 at Exit 90:* Drive 10.5 miles south on Highway 144. Turn left onto Oak Level Road and proceed for 2.7 miles before arriving at the WaterWays Township entry.

## **CONTACTS:**

### **Real Estate Sales and Community Information**

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