



Lost Plantation Golf Course Community



Lost Plantation is a well-established, amenity rich, 18-hole golf course community (the only golf course community in the county) located in the town of Rincon, Effingham County, with approximately 500 homes. Lost Plantation amenities are included in your annual Homeowners Association fee which is only \$305 per year – with the exception of the 18-hole golf course. You only pay if you play. Amenities at Lost Plantation include:

- Beautiful, mature landscaping and trees
- Sidewalks and street lights
- Fishing ponds
- Two lighted tennis courts
- Two community pools with hot tub and BBQ grill
- Pocket playgrounds throughout
- Driving range and a low-country style clubhouse with pro shop, grill, and card room

New construction homes are still being built and lots are available (only two phases remaining). Lamar Smith Signature Homes can build one of our signature plans or custom build your own plan. This community is made up of only single family homes that range in price from \$160,000 to \$1 million, ranging from 1,400 to 5,000 square feet, with a wide diversity of home styles. Home sites vary in size and are made up of inner lots, golf course lots, and lots with a wooded view.

Taxes run approximately 1% of the purchase price of the home, so a \$250,000 home will incur about \$2,500 in annual property taxes, less any exemptions for which you qualify.

This community is not a gated community but is patrolled daily by the Rincon city police. Lost Plantation has public water and sewer and is not located in a flood zone.

Conveniently located just 15 minutes from the Savannah/Hilton Head International Airport and Gulfstream, 25 minutes from downtown Historic Savannah, 45 minutes from Tybee Island or Hilton Head Beach, and only a couple of minutes (within walking distance) to shopping and restaurants.

Your neighbors are a mixture of young couples, families with children, and empty-nesters enjoying active lifestyles in beautiful outdoor settings; and finally...

Lost Plantation is located in the highly sought after, award-winning Effingham County Public School district; Rincon Elementary, Ebenezer Middle, and Effingham High. Ranked in the top 10% of Georgia's School Districts.