

Potomac Overlook Estates .com



31 Lot Waterfront Gated Community

- 12 mile stretch of the Deep-Water of Potomac
- Water Access, Water View Lots
- Boat Ramp – Private Dock for each (optional)
- View of Maryland, National Park
- **Fiber Optics Internet (Comcast)**; Central Sewer; Paved Roads; **Model Homes**; Underground utility

703-969-2964



Gated Community of 31 Homes
8 miles from Shepherdstown / 65 miles from Tyson's Corner VA





Model home is
sold for

\$2.25m



\$2m

For a similar
NEW home

On a 3 acres
water access lot



\$1.5m

For a similar
NEW home

On a 3 acres
water access lot



\$900K

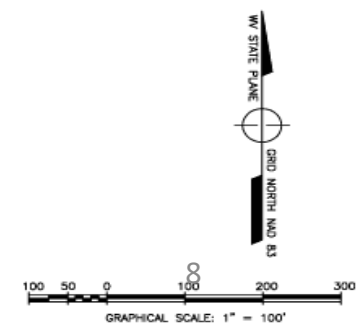
For a similar
NEW home

On a 3 acres
water access lot





PHASE 2 LOT AREAS		
LOT #	SQUARE FEET	ACRES
15	49,619	1.13911
16	43,563	1.00007
17	43,565	1.00011
18	43,567	1.00015
19	45,738	1.05001
20	50,924	1.16906
21	48,688	1.11773
22	46,523	1.06803
23	51,975	1.19319
24	49,113	1.12747
25	78,688	1.80642
26	67,602	1.55194
27	58,912	1.35244
28	65,331	1.49978
29	69,156	1.58759
30	72,631	1.66738
31	77,194	1.77213
32	97,335	2.23450
33	91,157	2.09288
34	99,195	2.27719
35	120,238	2.78030
PARCEL A	308,409	7.08511

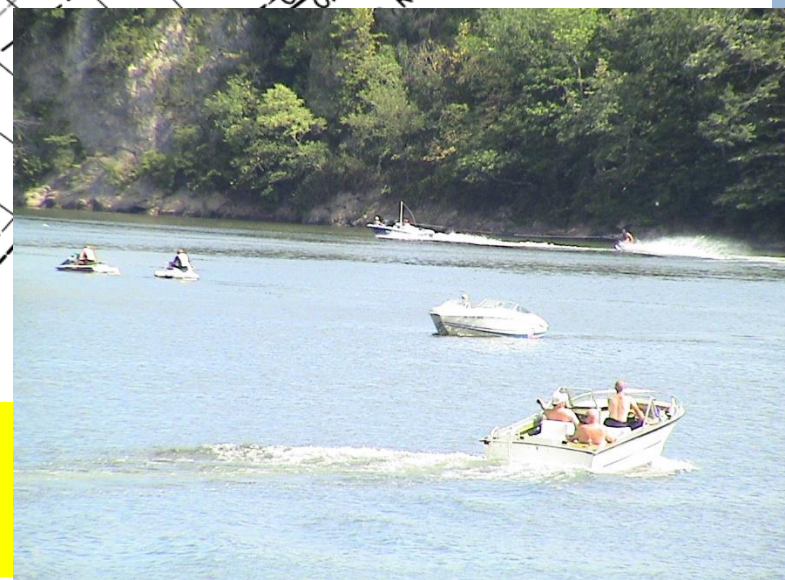


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High-end Gated Community



Private Boat Slip, Storage



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Lot Sizes

Lot #	Square Feet	Acres	Merger & Created Lots
1	121,693	2.8	
2	128,837	3.0	
3	122,015	2.8	
4	124,631	2.9	
5	162,603	3.7	
6	165,514	3.8	
7	128,775	3.0	
8	132,081	3.0	
9	130,988	3.0	
10	90,928	2.1	
11	124,740	2.9	
12	122,261	2.8	
13	123,458	2.8	
14	196,320	4.5	
15	49,619	1.1	
16	87,128	2.0	16 & 17
18	89,305	2.1	18 & 19
20	50,924	1.2	
21	95,211	2.2	21 & 22
23	51,975	1.2	
24	49,113	1.1	
25	146,290	3.4	25 & 26 & 36
27	58,912	1.4	
28	65,331	1.5	
29	141,787	3.3	29 & 30
31	174,529	4.0	31 & 32
33	91,157	2.1	
34	219,433	5.0	34 & 35
36	88,084	2.0	36
37	94,787	2.2	
38	74,488	1.7	
39	Boat Storage		
Open Space Parcel A (*)	246,882	5.7	

Walking pad along the river



HOA area bench(es)



Boat Ramp



Fishing & other boating activities





Each homeowner can have an assigned private boat slip (optional).
There will be 2 boat slips for community use

