



Leave The Metro Behind

Tranquility awaits you at
Potomac Overlook Estates .com

Nestled along the banks of one of the nation's most famous waterways lies **Potomac Overlook Estates** — a picturesque, gated community located just 90 minutes from Washington, D.C. and Baltimore in the historic shadows of Shepherdstown, West Virginia.

Leave your Beltway commutes in the rearview mirror and reacquaint yourself with Mother Nature. **Potomac Overlook Estates** offers individual private-dock access to a 12-mile span of the river for boating, fishing and jet skiing and its riverfront walking trail thoughtfully includes benches to fully enjoy its evening sunsets. A relaxing round of golf and a rejuvenating day at the spa are just minutes from your front door.

Custom-home packages at **Potomac Overlook Estates** range from \$700K—\$1M. Introductory lot pricing allows future residents to secure their desired homesite now and build later — a 1-acre waterfront lot is \$250,000 and a 3-acre water-access lot is \$175,000. Homeowners in this exclusive 35-lot community can also work remotely thanks to dedicated **fiber optic internet** service from Comcast.

Gated Community of 35 Homes
8 miles from Historic Shepherdstown / 65 miles from Tyson's Corner VA



















One Perfect Location





Evening walk



Fishing



Family fun



Nature walk, minutes walk from your home



Walk to next door neighbor



- remember
- celebrate
- imagine



7 miles to your home



Walk trail along the river



Potomac Overlook Estates

Is selected in the 'Best of the Best' category by *ideal-LIVING* magazine



“The ‘Best of the Best’ feature honors those areas and communities which deserve special recognition for their outstanding qualities, facilities, and programs,” said *ideal-LIVING*’s Editor and Associate Publisher, Kelly Godbey. “During the challenging times, we hope that this special feature in our Summer 2020 edition offers our readers a chance to find a better quality of life in a safer environment. Lifestyle is now more important than ever before and with many people able to work from home gives the ability to relocate sooner than they thought possible.”