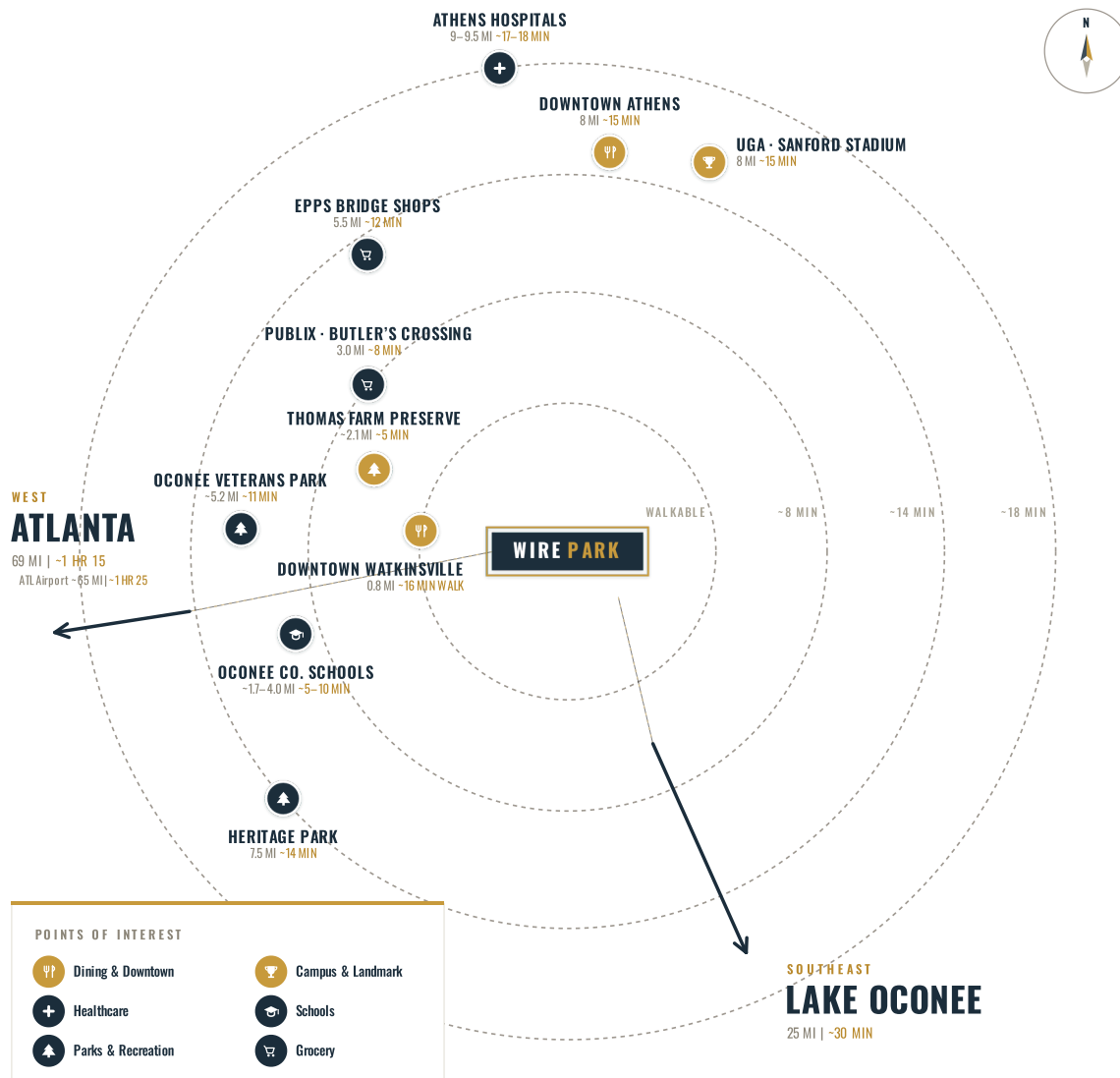


LOCATION OVERVIEW

HOW FAR TO EVERYTHING

1725 ELECTRIC AVE
WATKINSVILLE, GA 30677
OCONEE COUNTY

A live-work-play address in the heart of Oconee County — an easy walk to downtown Watkinsville, fifteen minutes to Athens and the University of Georgia, and an easy reach to both Atlanta and Lake Oconee for the weekend.



Schematic — points placed by verified compass direction and approximate drive time from Wire Park; not to scale. Distances and times approximate.

LOCATION OVERVIEW

THE ESSENTIALS, NEARBY

REGIONAL REACH

WEST

ATLANTA
69 MI approx.
1 hr 15 min

SOUTHEAST

LAKE OCONEE
25 MI approx.
~30 min

WEST

ATL AIRPORT
65 MI approx.
~1 hr 25 min

CITIES & ANCHORS

Downtown Watkinsville

Main Street shops, dining & the county courthouse

0.8 MI · ~16-MIN WALK

Downtown Athens

Restaurants, music & nightlife of the classic city

8 MI · ~15 MIN

UGA · Sanford Stadium

University of Georgia & home of Georgia football

8 MI · ~15 MIN

HEALTHCARE · HOSPITALS

Piedmont Athens Regional

427 beds · Level II Trauma · 24/7 ER

9.5 MI

~18 MIN

St. Mary's Hospital

196 beds · 24/7 ER · full-service

9.0 MI

~17 MIN

PARKS & RECREATION

Thomas Farm Preserve

100-acre trail corridor connecting Wire Park to Athens

~2.1 MI

~5 MIN

Oconee Veterans Park

197 acres · gym, track, dog park, fields

~5.2 MI

~11 MIN

Heritage Park

364 acres on the Apalachee River · trails

7.5 MI

~14 MIN

SCHOOLS · TOP-RANKED IN GA

Colham Ferry Elementary

191 Colham Ferry Rd · verify zoning

~1.7 MI

~5 MIN

Oconee County Middle

1101 Mars Hill Rd

~3.0 MI

~8 MIN

Oconee County High

2721 Hog Mountain Rd

~4.0 MI

~10 MIN

Athens Academy

K-12 independent school · 1 Falcon Dr

~4.4 MI

~10 MIN

UNIVERSITIES

University of Georgia

Athens campus · flagship state university

~8 MI

~15 MIN

Univ. of North Georgia

Oconee County campus

~4.7 MI

~11 MIN

GROCERY & SHOPS

Publix at Butler's Crossing

Closest full-size grocery

3.0 MI

~8 MIN

Kroger · Epps Bridge

Full-service supermarket & shops

5.5 MI

~12 MIN

Trader Joe's

Epps Bridge Pkwy, Athens

5.5 MI

~12 MIN

REACH THE SALES TEAM

wirepark@ansleyre.com

(706) 408-9332

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 RESIDENTIAL + NEW DEVELOPMENTS

ANSLEY
 REAL ESTATE

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Distances and drive times are approximate and provided for general reference only. All information is believed to be correct but is not warranted. Buyer to verify all details, including school zoning, with the appropriate district and authorities. Marketed by Bonneau & Company · Ansley | Christie's International Real Estate.