



  
**THE SETTINGS®**  
of West Point Lake



*Tucked into a panorama of mature forests, rolling hills and enchanting shorelines, The Settings of West Point Lake stretches across an expansive landscape on the shores of the 26,000-acre West Point Lake. One of the best spots on the water, this community invites you to savor the quiet charm of lakeside living the way it used to be—while it provides all of the conveniences essential to life in the 21st century.*

## COMMUNITY

- Located just outside the picturesque and forward-looking city of LaGrange, Georgia, The Settings of West Point Lake offers exceptional natural beauty, relaxed charm and convenient access to major cities.
- The community is less than an hour from Atlanta (60 miles), about 45 minutes from Columbus (50 miles) and about 90 minutes from Montgomery, Alabama (100 miles).
- Spanning 479 acres, The Settings of West Point Lake offers a diverse portfolio of homesites, including lakefront and nature with lake access. All are carefully positioned to make the most of the natural beauty that surrounds them.
- In keeping with our commitment to environmental stewardship, nearly 30 percent of the property will be preserved, so residents can enjoy undisturbed permanent green space whenever they like.

### *Proposed amenities include:*

- Gated entrance with greeter's cottage
- Lake clubhouse and community dock
- Swimming pool and tennis courts
- Nature areas and walking trails
- Wilderness park area
- Onsite RV and boat storage

## A GREAT PLACE TO LIVE.

- In 2000, LaGrange was named one of the “most wired” cities in the country for its advanced telecommunications network.
- West Point Lake is “one of the best bass fishing lakes in the nation,” according to Joey Mines, host of the television fishing show *Outdoors with Joey Mines*. It's also great for crappie and catfish. You'll find a fishing tournament being hosted somewhere on the lake nearly every weekend.

## IN THE AREA

- Twelve miles from the community, the City of LaGrange has amenities not found in similar-sized towns: two art galleries, a symphony orchestra, a ballet company, an opera company, an airport and 13 recreational centers with facilities for nearly every major sport.
- LaGrange's historic venues include several National Register districts and homes. Bellevue is a National Historic Landmark. LaGrange College is the oldest private college in Georgia.
- A number of public and private golf courses lie just a few miles from downtown LaGrange. Also, about 30 minutes/18 miles away, Callaway Gardens features three public courses: The 18-hole Mountain View Course has been ranked among the nation's best by *Golf Digest* and *Golf* magazines, and has hosted the PGA Tour's Buick Challenge for more than a decade.

## NATURAL WONDERS AND OTHER ATTRACTIONS

- West Point Lake spans 26,000 acres and features 525 miles of shoreline. Around the lake, you'll find 27 parks and recreation areas, seven campgrounds and two marinas.
- The thousands of acres of parks and natural areas around the lake provide habitat for a variety of species, including osprey, bald eagles, deer and dozens of species of songbirds.
- Just 18 miles from the community, Callaway Gardens has been an internationally recognized destination since 1952. Besides the famous gardens, it offers lodging, dining, golf, spa services, meeting facilities, educational programs—and activities like tennis, fishing and cycling.
- About 35 minutes/25 miles away, Franklin D. Roosevelt's Georgia retreat, “the Little White House” lies just east of the Roosevelt State Park. The area is also home to several structures built by Roosevelt's Civilian Conservation Corps during the Great Depression.

**thesettings.com • 866-980-LAKE**

The Settings of West Point Lake • 37 South Lafayette Square • LaGrange, Georgia 30240



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