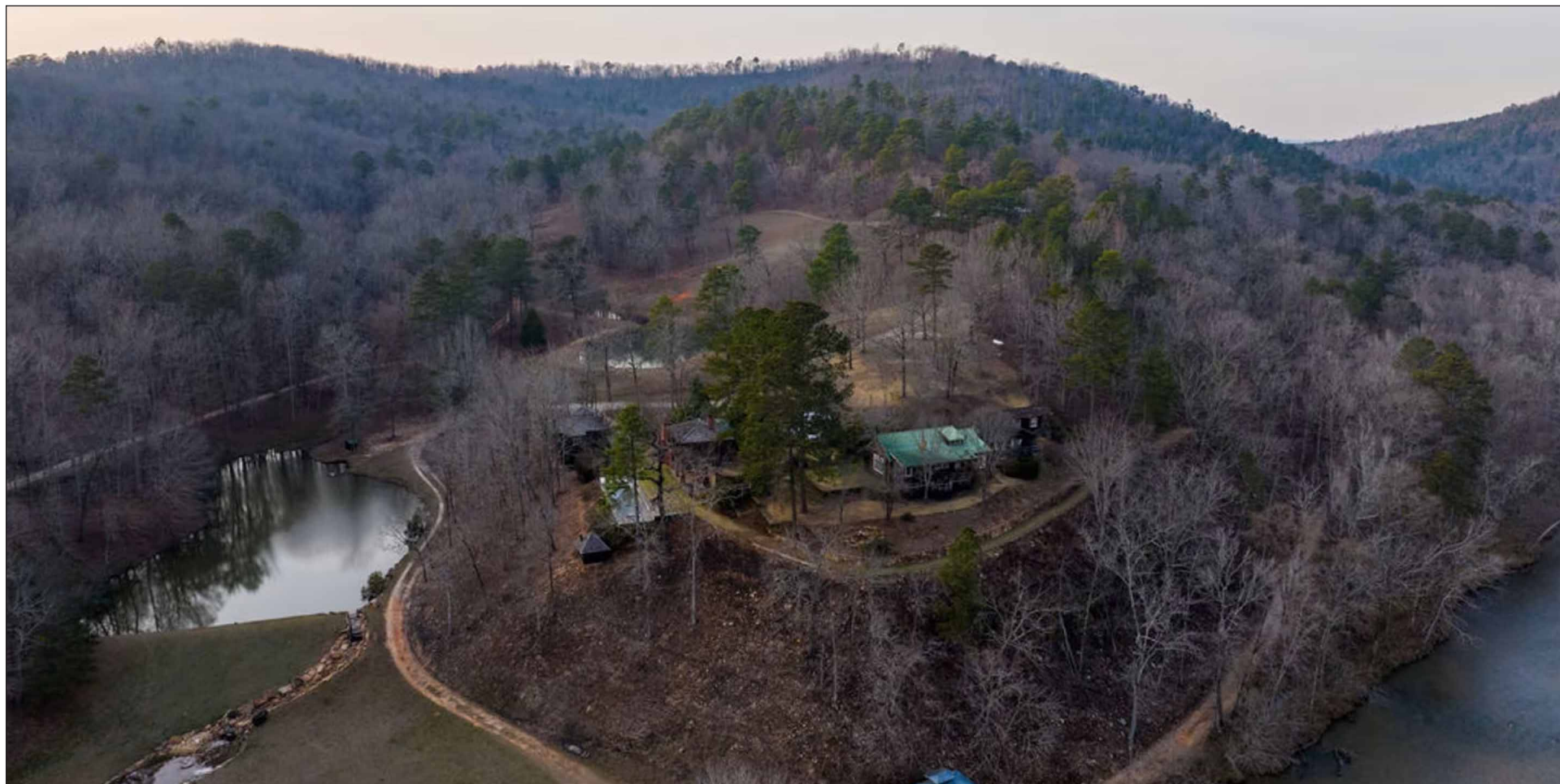


## Georgia River Retreat for Whitewater Rafting and Hunting Is Selling for the First Time in 50 Years



Nancy Ruhling

**A** legacy river retreat in Georgia that looks like it was teleported from Montana has just come on the market for the first time in half a century. It's listed for \$4.4 million, including all its furnishings.

The 136-acre Meriwether County compound, which was founded and developed by Atlanta entrepreneur Jay Waite, is near Senoia, the "Hollywood of the South," and the golf-cart community of Peachtree City.

Waite died in 2022 at 73, and the property is being sold by his wife, Connie Waite.

The couple, who were together for 27 years, spent nearly every weekend at the retreat, which he named the Cove at WoolooMooloo after a site he visited in Australia that had special meaning for him.

"It's a very isolated property, which is good," Waite said. "You are so by yourself there. You just sit out on the porch and look across the river."

The Waites took a hands-on approach to the property, pulling plants such as azaleas out of the woods and transplanting them around the buildings that Jay Waite erected through the years.

"It took a lot of work for us to do that, but it was just something the two of us enjoyed a lot," Waite said, adding that they often were joined by friends and family. "We had four-wheelers, and we just rode all over the property. Or we would take the kayaks out on the river. It was just fun to be there."

Designed to host 20 to 25 guests, the Cove at WoolooMooloo has four residences.

The 1,688-square-foot main house, which has elevated views of the Flint River, has three bedrooms, two full bathrooms and one half-bath.

Its New Orleans-inspired architectural design includes a great room with a vaulted ceiling of timber beams and a stone fireplace. The handcrafted branch

railings of its sleeping loft blur indoor and outdoor spaces.

A one-bedroom guest house includes an open kitchen and dining area, a recreation room with a pool table and seating, plus a sleeping loft in its 1,354 square feet.

There is also a two-story brick home, whose 1,546 square feet include two bedrooms and two bathrooms, and an adjacent 790-square-foot guest cottage with one bedroom and two bathrooms anchors the pool terrace.

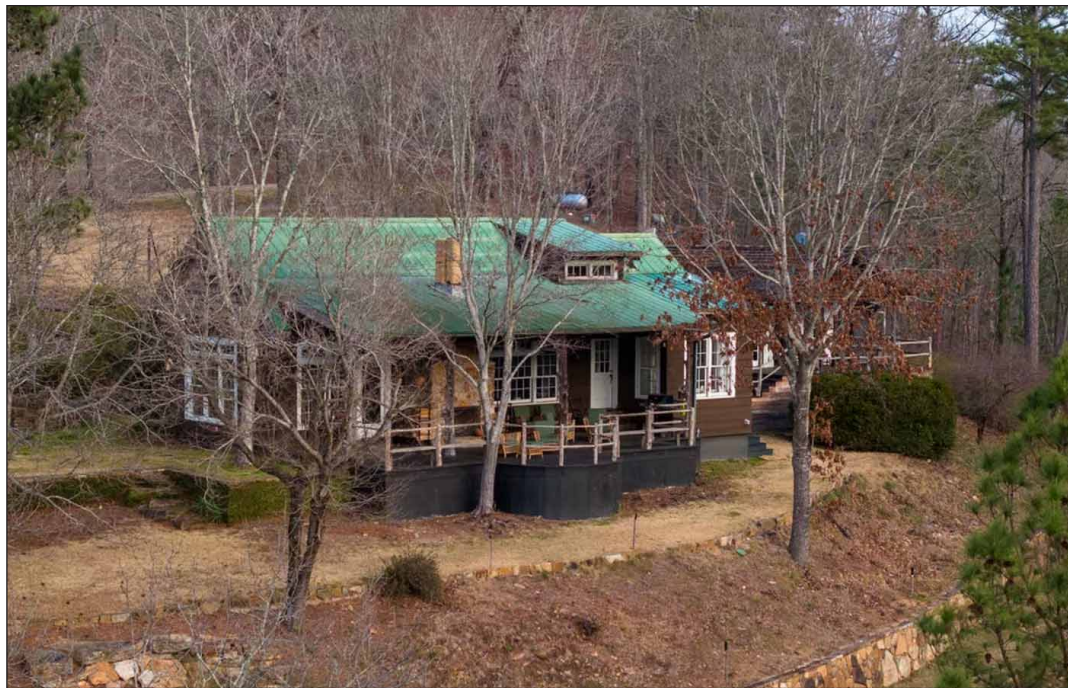
“Jay had an eye for architecture and for landscaping, and it shows in this property,” Waite said, adding that she did some renovations after her husband died.

Jon Kohler of Jon Kohler Associates, who listed the property at the end of March, said that the homes, which are nestled into the landscape, offer “a sense of adventure because each one has a different personality. Everything about the property, from the way the roads are laid out to the buildings, to the trails, creates a sense of welcomeness.”

In addition to five ponds and waterfalls, the property has a swimming pool and hot tub, an outdoor fireplace, a boathouse and dock, a tennis court and recreation spaces.

The property drops 280 feet from the ridge to the river, across from the 2,400-acre Gerald Lawhorn Scouting Base. And Sprewell Bluff Park, which is 1,372 acres, is on the other side of the cove from which the estate takes its name.

“There’s actually a cove in the mountain range,” Kohler said. “It’s a flat valley; the river cuts through.”



The property offers opportunities for whitewater rafting and tubing, boating, swimming, hunting, fishing and hiking.

“Looking across the fast-flying river and the fact that you’re in the mountains, you could very well tell yourself you’re in Montana,” said Kohler, adding that

“it’s a rarely discovered place—it really kind of throws your senses off.”

Jay Waite bought the property in the 1970s when he was in his 20s. At the time, he was pretty much broke, so it took him 15 to 20 years to develop it, Connie Waite said.

He also had a lot of other things going on that forced him to put his plans on hold. He spearheaded the effort to restore the Mount Washington Hotel, a 1902 structure in Bretton Woods, New Hampshire, and moved his family there until the project was completed.

Under his guidance, the 352-room Spanish Renaissance-style hotel, site of the 1944 Bretton Woods Conference that led to the creation of the World Bank and International Monetary Fund, was declared a National Historic Landmark in 1986.

Waite is ready to hand the Cove at WoolooMooloo over to a new owner, because with the kids grown up and the grandchildren pursuing other interests, the family isn’t using the retreat as much as it used to, she said.

“But when we do go there, everybody just loves it,” she said. “You go down there, and you get away, and you just don’t want to leave the property. It’s just an awesome place to be.”

**JON**  
**KOHLER**  
& ASSOCIATES



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