

Moving to North Augusta, SC

Everything You Need to Know Before You Make the Move

SC Legal Residence Tax Benefit

River District Living

Masters Week Rental Potential

Minutes from Augusta

YOUR LOCAL EXPERT

Linda Limehouse, REALTOR®

First AI-Certified REALTOR® in the CSRA

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(803) 278-1800 | firstaiagent.com

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Why North Augusta?

LOCATION

Prime Location

North Augusta sits on the South Carolina side of the Savannah River. Downtown Augusta and the medical district are just across the river, offering a smaller-city feel with convenient access to jobs, healthcare, and entertainment.

TAXES

Property Tax Planning

Qualifying owner-occupied homes may receive South Carolina's 4% legal residence assessment ratio after the homeowner applies. Actual taxes depend on property value, millage, exemptions, and individual circumstances.

COMMUNITY

Growing Community

The River District, Hammonds Ferry, SRP Park, and The Greenway add dining, recreation, and neighborhood energy to a growing South Carolina riverfront city.

North Augusta at a Glance

~26,400

City population
(2024 estimate)

10-15 min

To downtown
Augusta

15-20 min

To Augusta
Regional Airport

~2.5 hrs

To Atlanta or
Charlotte

~2.5 hrs

To Hilton Head
Island

4% ratio

For qualifying
legal residences

A growing South Carolina riverfront city with convenient access to Augusta. Travel times are approximate and traffic-dependent.

Housing Costs & Tax Considerations

How North Augusta Homes Commonly Compare

ENTRY-LEVEL
Townhomes, smaller homes, or properties that may need updating.

MID-RANGE
The broadest mix of established neighborhoods and newer communities.

UPPER-TIER
Larger homes, upgraded finishes, and premium locations.

LUXURY / RIVERFRONT
Custom homes, river views, and select high-end communities.

Taxes & Ongoing Costs

- Qualifying owner-occupied residences may apply for the 4% legal residence assessment ratio.
- Property taxes vary by parcel, millage, exemptions, and legal residence status.
- Review homeowners, flood, and wind/hail insurance for the specific property.
- Compare utilities, commuting, HOA fees, and maintenance costs.
- Consult a tax professional for income, retirement, or estate questions.

Price ranges change with inventory. Contact me for a current MLS-based search by neighborhood, budget, and home type.

North Augusta & Nearby Communities

River District / Hammonds Ferry
Walkable riverfront setting with restaurants, trails, and a mix of home styles.

Hammond Hills / Riverview Park Area
Established homes, mature trees, and convenient access to recreation and The Greenway.

Lookaway Hills / Spring Grove
Established neighborhoods with larger lots and varied architecture.

Clearwater / Belvedere (Nearby)
Long-established nearby communities with access to I-20 and North Augusta.

Horse Creek / Rural Edges (Nearby)
Acreage, privacy, and rural settings close to regional amenities.

Neighborhood descriptions are general. Availability, pricing, HOA rules, and property conditions change.

Neighborhood Comparison

AREA	SETTING	WALKABILITY	NEW CONSTRUCTION	KNOWN FOR
River District / Hammonds Ferry	Riverfront / mixed-use	High in select areas	Some	Dining, trails, riverfront
Hammond Hills / Riverview Park	Established residential	Moderate in select areas	Limited / infill	Parks, Greenway, mature homes
Lookaway Hills / Spring Grove	Established residential	Low	Limited	Larger lots, varied homes
Clearwater / Belvedere	Nearby community	Low	Limited	I-20 access, established housing
Horse Creek / Rural Edges	Rural / acreage	Very low	Some	Privacy and land

Schools & Higher Education

PUBLIC

Public Schools

Most North Augusta city addresses are served by Aiken County Public Schools. Some North Augusta-area addresses, especially in 29860, are served by Edgefield County School District. Assignments depend on the exact property address.

PRIVATE

Private Options

Faith-based, college-prep, and Montessori options are available in North Augusta and Augusta. Families should verify admissions, tuition, transportation, and current programs directly.

HIGHER ED

Higher Education

Augusta University, Augusta Technical College, USC Aiken, and Aiken Technical College serve the region with academic, medical, technical, and workforce programs.

School zones and programs can change. Verify the assigned district and schools through the district using the exact property address.

Commute Times & Lifestyle

Approximate Commute Times From North Augusta

Downtown Augusta, GA <i>Bridge traffic varies</i>	10-15 min
Augusta Medical District <i>Major regional employers</i>	12-18 min
Fort Eisenhower <i>Major Army installation</i>	20-30 min
Augusta Regional Airport <i>American Airlines and Delta Air Lines</i>	15-20 min
Downtown Aiken, SC <i>Route and traffic dependent</i>	25-35 min
Columbia, SC <i>Via I-20 East</i>	~65 min
Atlanta, GA <i>Via I-20 West</i>	~2.5 hrs
Hilton Head Island <i>Popular coastal getaway</i>	~2.5 hrs

Life in North Augusta

TRAILS The Greenway The North Augusta Greenway, commonly called The Greenway, is a 7+ mile paved recreational trail used by walkers, runners, and cyclists.	BASEBALL SRP Park Home of the Augusta GreenJackets, SRP Park brings minor-league baseball and riverfront events to the River District.
GOLF Masters Week Rental Potential Some homeowners choose to rent during Masters Week. Demand and income vary by property, rules, insurance, lender requirements, and taxes.	MILITARY Fort Eisenhower Fort Eisenhower is a major regional employer. Commute times vary by route, gate traffic, and time of day.

Travel times are estimates only and can change with route, traffic, construction, and time of day.

Honest Pros & Considerations

PROS

- Quick access to downtown Augusta and the medical district
- Riverfront recreation, parks, and The Greenway
- A mix of established, newer, and rural housing choices
- Growing River District and community events
- Fort Eisenhower and healthcare support regional employment
- Masters Week rental demand may benefit some properties
- Smaller-city setting with cross-river access

CONSIDERATIONS

- A car is usually needed for daily errands and commuting
- Bridge traffic can back up at peak times
- Housing age, condition, and maintenance vary by property
- Summers are hot and humid
- Taxes, utilities, schools, and services differ from Georgia
- Flood zones, insurance, HOA rules, and rental rules are property-specific

How to Research Neighborhood Safety

Safety conditions can vary by street and change over time. I provide the same objective third-party resources to every buyer and encourage you to review current data and visit areas at different times of day.

- City of North Augusta Public Safety reports and resources
- South Carolina Law Enforcement Division crime data
- Current local incident maps and law-enforcement information
- Use the exact property address rather than neighborhood reputation when comparing data

I will help you find reliable resources, but I do not label neighborhoods as "safe" or "unsafe." Objective, current, address-specific information is the best guide.

Smart Market Planning

- Get pre-approved before touring homes.
- Ask for current MLS activity by neighborhood and price point.
- Review taxes, insurance, flood zone, HOA rules, and property condition before making an offer.
- Apply for legal residence status after closing if you qualify.

Frequently Asked Questions

Q: Is North Augusta a good place to live?

It can be a strong fit for buyers who value riverfront recreation, a smaller-city setting, and convenient access to Augusta. The best fit depends on the exact home, commute, school assignment, taxes, and lifestyle.

Q: How is the job market?

The Augusta region is the employment hub. Healthcare, Fort Eisenhower, cyber and technology, education, government, and manufacturing are major sectors.

Q: North Augusta vs. Augusta, GA - what is different?

They are separate cities in separate states, with different taxes, school systems, laws, utilities, and services. Many people live in North Augusta and commute to Augusta.

Q: Do I need flood insurance?

Flood-zone status and insurance requirements are property-specific. Review current FEMA maps, seller disclosures, insurance options, and lender requirements for the home you are considering.

Q: Is Masters Week important for homeowners?

It can be. Some homeowners rent during Masters Week, but demand and income vary. Confirm HOA rules, insurance coverage, lender requirements, taxes, and local regulations first.

Q: What is the first step to buying here?

Get pre-approved, then schedule a strategy call. I will help you compare neighborhoods, property-specific costs, and current market conditions before you begin touring.

Local Insight From Linda Limehouse

"North Augusta gives buyers a South Carolina address with quick access to Augusta. The right choice depends on the specific home, commute, school assignment, taxes, and lifestyle."

"The River District keeps adding energy, while established neighborhoods and nearby rural areas give buyers very different ways to live."

"My job is to help you compare the facts and choose what fits your life - not simply what is available today."

Schedule Your North Augusta Buyer Strategy Call

Here is what we will cover:

- Which neighborhoods and nearby communities match your lifestyle and budget
- Current MLS pricing and inventory for the areas you are considering
- How South Carolina vs. Georgia residency may affect taxes, costs, and commute
- School-district and property-specific verification steps
- Masters Week rental potential and the questions to verify first
- A realistic buying timeline based on your situation

SCHEDULE YOUR NORTH AUGUSTA BUYER STRATEGY CALL

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BOOK YOUR CALL NOW

Scan the QR code or click the button to schedule instantly.

General information updated July 2026. Population source: U.S. Census Bureau 2024 estimate. Tax information: Aiken County. School boundaries, taxes, insurance, flood zones, market conditions, rental rules, and travel times can change and must be verified for the specific property. This guide is not legal, tax, insurance, or financial advice.