

# \$2,675,000 - 12 Eagle Point Drive, Savannah

MLS #271531

## \$2,675,000

5 Bedroom, 6.00 Bathroom, 6,300 sqft  
Residential on 1.33 Acres

Rivers Edge, Savannah, GA

This is truly a rare opportunity to own one of the most beautiful luxury waterfront estates in Savannah. Nestled along a quiet stretch of the Vernon River, the intimate private gated community “River’s Edge” was once home to the Boy Scouts of America and was known as Camp Strachan. Rivers Edge was conceived with nature and tranquility at the forefront. The estate lots are generously proportioned with privacy as their driving force, each expertly planned. This home sits on the premier lot with its unique pentagonal shape allowing the architect to maximize the all encompassing panoramic views. The homes primary position affords the ultimate in privacy. The sunsets are magical and simply breathtaking with vivid and magical multicolored hues painting the sky and surrounding river and marshes.. The Vernon River offers an idyllic setting with limited access and a tranquility that is one of its hallmarks and yet from your private dock is just 10 minutes from the Intracoastal Waterway.

Built in 1992

## Essential Information

MLS #	271531
Price	\$2,675,000
Bedrooms	5
Bathrooms	6.00



Full Baths	5
Half Baths	1
Square Footage	6,300
Square Footage	57935
Acres	1.33
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active Under Contract

### **Community Information**

Address	12 Eagle Point Drive
Subdivision	Rivers Edge
City	Savannah
County	Chatham County
State	GA
Zip Code	31406

### **Amenities**

Utilities	Cable Available, Underground Utilities
Features	Cul-De-Sac, Wooded, Back Yard, Private, Sprinkler System
Parking	Detached, Garage Door Opener, Off Street
# of Garages	2
Garages	Detached, Garage Door Opener, Off Street
View	Marsh View, Water
Is Waterfront	Yes
Waterfront	Marsh, Boat Dock/Slip, Deep Water, Water Access
Has Pool	Yes
Pool	In Ground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Gourmet Kitchen, Garden Tub/Roman Tub, High Ceilings, Kitchen Island, Main Level Primary, Primary Suite, Pantry, Recessed Lighting, Separate Shower, Attic, Bidet, Breakfast Area, Built-in Features, Entrance Foyer, Fireplace, Pull Down Attic Stairs, Sitting Area in Primary, Wet Bar
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Cooktop

Heating	Electric, Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Gas Log, Living Room
# of Stories	2
Stories	2
Has Basement	Yes
Basement	Crawl Space

## Exterior

Exterior	Stucco
Exterior Features	Balcony, Deck, Landscape Lights, Patio, Porch
Lot Description	Cul-De-Sac, Wooded, Back Yard, Private, Sprinkler System
Windows	Double Pane Windows
Roof	Asphalt
Construction	Stucco
Foundation	Raised

## Additional Information

Date Listed	July 1st, 2022
HOA Fees	1050
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Quintin L. Cowart
Listing Office	Engel & Volkers

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