

\$1,399,000 - 324 E Bryan Street, Savannah

MLS #299413

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,557 sqft
Residential on 0.06 Acres

Warren Ward, Savannah, GA

Improved Pricing! Many Options! Exceptional opportunity to own a 5-star vacation rental (licensed to sleep 10), an elegant 1806 townhouse in Savannah's Landmark Dist. Or create 2 STVRS as garden level could easily convert to 1 BD/1 BA (& sleep 4) w/private entrance. (No additional STVR certificate needed). Or live in one unit, rent the other. Located on Warren Square, the 4-BR, 2.5-BA Federal-style property is 1 blk off Bay St, 2 blks from Olde Pink House & mins to River St. The Mills B. Lane renovation preserves historic character w/restored wood flrs, high ceilings, 3 non-working fireplaces & crown molding. Kitchen features granite countertops & breakfast/social bar, expanding dining-room space for entertaining. Newly refurbished back deck leads to brick courtyard w/privacy fence. A non-owner-occupied STVR since 2015, the house currently rents from March-Oct, w/owner use Nov-Feb; attractive annualized gross w room to grow. Low utilities, newer HVACs. Sold furnished w/some exceptions.

Built in 1806

Essential Information

| | |
|------------|-------------|
| MLS # | 299413 |
| Price | \$1,399,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|-----------------------|
| Half Baths | 1 |
| Square Footage | 2,557 |
| Square Footage | 2614 |
| Acres | 0.06 |
| Year Built | 1806 |
| Type | Residential |
| Sub-Type | Townhouse |
| Style | Traditional |
| Status | Active Under Contract |

Community Information

| | |
|-------------|--------------------|
| Address | 324 E Bryan Street |
| Subdivision | Warren Ward |
| City | Savannah |
| County | Chatham County |
| State | GA |
| Zip Code | 31401 |

Amenities

| | |
|----------|--|
| Features | Back Yard, City Lot, Garden, Interior Lot, Level, Private, Public Road |
| Parking | On Street, Parking Lot |
| Garages | On Street, Parking Lot |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Entrance Foyer, Galley Kitchen, High Ceilings, Other, Programmable Thermostat, Upper Level Primary |
| Appliances | Dishwasher, Disposal, Dryer, Electric Water Heater, Oven, Range, Range Hood, Refrigerator, Self Cleaning Oven, Some Electric Appliances, Washer |
| Heating | Electric, Forced Air |
| Cooling | Central Air, Electric |
| Fireplace | Yes |
| Fireplaces | Decorative |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--|
| Exterior | Frame |
| Exterior Features | Courtyard, Deck |
| Lot Description | Back Yard, City Lot, Garden, Interior Lot, Level, Private, Public Road |

| | |
|--------------|-------|
| Roof | Metal |
| Construction | Frame |

Additional Information

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|-------------|---------------------|
| Date Listed | November 24th, 2023 |
|-------------|---------------------|

Listing Details

| | |
|----------------|-----------------|
| Listing Agent | Ann Boese |
| Listing Office | Engel & Volkers |

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