

\$703,878 - 163 Champlain Drive, Pooler

MLS #299875

\$703,878

5 Bedroom, 3.00 Bathroom, 3,368 sqft
Residential on 0.23 Acres

Forest Lakes, Pooler, GA

Savannah's most trusted local builder is proud to offer the Spring Willow plan. This 5BR, 3BA home of 3368sqft of LA has an open concept main floor. The kitchen w/quartz counters, stainless appliances including a 3 door frig, and 42" upper cabinets, is finished w/ beautiful island pendant lights. It is open to the dining room and the great room w/electric FP. A flex space is also downstairs. One BR is down, Primary and 2 others & a loft is upstairs. The primary suite includes a bath w/separate shower, tub, dbl vanities, & private water closet. All baths have quartz countertops & framed mirrors. Gorgeous click plank flooring is in main living areas, baths, & laundry. BRs are carpeted. Level 3 ADT security system, installed. Exterior has a covered patio, sod, landscape beds & irrigation. Pictures, features, & selections shown are for illustration purposes & may vary for the actual home built. All Builder incentives applied.

Built in 2024

Essential Information

MLS #	299875
Price	\$703,878
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,368
Square Footage	9975



Acres	0.23
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	163 Champlain Drive
Subdivision	Forest Lakes
City	Pooler
County	Chatham County
State	GA
Zip Code	31322

Amenities

Utilities	Cable Available, Underground Utilities
Features	Interior Lot, Sprinkler System
Parking	Attached, Garage Door Opener
# of Garages	3
Garages	Attached, Garage Door Opener
View	Lagoon
Is Waterfront	Yes
Waterfront	Lagoon
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Area, Breakfast Bar, Ceiling Fan(s), Double Vanity, Entrance Foyer, Garden Tub/Roman Tub, Gourmet Kitchen, High Ceilings, Kitchen Island, Pantry, Primary Suite, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Tray Ceiling(s), Upper Level Primary
Appliances	Cooktop, Dishwasher, Disposal, Double Oven, Electric Water Heater, Microwave, Plumbed For Ice Maker, Refrigerator, Self Cleaning Oven, Some Electric Appliances
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Family Room
# of Stories	2

Exterior

Exterior	Concrete, Wood Siding
Exterior Features	Covered Patio, Patio
Lot Description	Interior Lot, Sprinkler System
Windows	Double Pane Windows
Roof	Asphalt, Composition
Construction	Concrete, Wood Siding
Foundation	Raised, Slab

School Information

Elementary	Godley
Middle	Hampstead
High	Hampstead

Additional Information

Date Listed	November 20th, 2023
HOA Fees	1304
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kindra B. Fletcher
Listing Office	Landmark 24 Realty, Inc

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