

\$604,240 - 155 Champlain Drive, Pooler

MLS #301704

\$604,240

3 Bedroom, 3.00 Bathroom, 2,080 sqft
Residential on 0.23 Acres

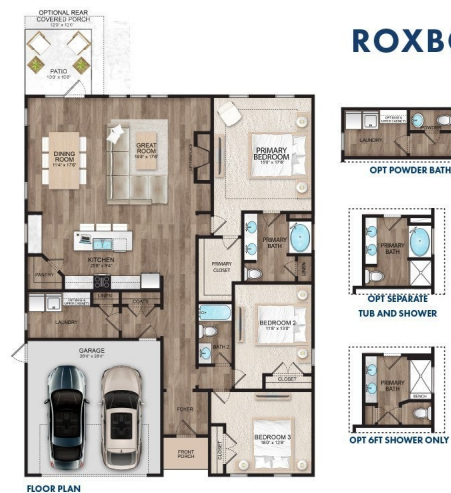
Forest Lakes, Pooler, GA

Savannah's Most Trusted Local Builder is Proud to Offer Our Roxboro Plan. In our exclusive GATED community, this home offers a Spacious & very open 3 bedrooms, 2.5 bathrooms that is all DECKED out! Love the large laundry room & oversized garage in this home. Inside the home you will find trim work in the foyer and crown extended to the whole house. Quartz countertops in the kitchen, Chef Series Single bowl sink, quartz bath countertops in full bathrooms, Gourmet Kitchen layout w/ double wall ovens, French Door Refrigerator. Luxury vinyl plank flooring in the common areas of the home, tile flooring in the bathrooms. Master bathroom will have the oversized tiled shower at 6 ft wide with a 12 inch tiled bench. Covered porch across back of house, full sod and irrigation in front and back yards. Spray foam insulation in the attic area saves you \$\$\$ on your cooling bill! 20 minutes from Downtown Savannah and 5 minutes from the airport.

Built in 2024

Essential Information

MLS #	301704
Price	\$604,240
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,080
Square Footage	10193
Acres	0.23
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	155 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	2
Garages	Attached, Garage Door Opener
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Area, Tray Ceiling(s), Ceiling Fan(s), Double Vanity, High Ceilings, Main Level Primary, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Fireplace, Programmable Thermostat, Built-in Features
Appliances	Some Electric Appliances, Cooktop, Double Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Range Hood, Refrigerator
Heating	Electric, Heat Pump
Cooling	Electric, Heat Pump
Fireplace	Yes
Fireplaces	Electric, Family Room
# of Stories	1

Exterior

Exterior	Brick, Concrete, Stick Built
Exterior Features	Covered Patio
Lot Description	Interior Lot, Sprinkler System
Construction	Brick, Concrete, Stick Built
Foundation	Raised, Slab

School Information

Elementary	Godley Stn
Middle	New Hampstead
High	New Hampstead

Additional Information

Date Listed	December 14th, 2023
HOA Fees	1304
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Michael Renouf
Listing Office	Landmark 24 Realty, Inc

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