

# \$209,900 - 1305 Walden Park Drive, Savannah

MLS #302449

## \$209,900

1 Bedroom, 1.00 Bathroom, 1,056 sqft  
Residential on 0.00 Acres

Mercer Point, Savannah, GA

COME ON HOME TO 1305 WALDEN PARK DR! THIS BEAUTIFUL UNIT FEATURES 25 FOOT VAULTED CEILINGS, IMPORTED ITALIAN MARBLE FLOORS THROUGHOUT THE MAIN LEVEL, GRANITE COUNTER TOPS, UPDATED STAINLESS APPLIANCES, WASHER, DRYER AND MORE! THIS SPACIOUS 1 BR, 1 B UNIT BOASTS A LOFT, A WELCOMING FOYER AREA AND A SCREEN PORCH!! THE LOFT HAS LIKE NEW CARPETING, A CLOSET (OPEN TO DOWNSTAIRS BUT HAS BEEN MOST RECENTLY USED AS AN EXTRA SLEEP SPACE) AND A SMALL STORAGE AREA THAT IS PART OF THE ATTIC SPACE. THIS MULTI PURPOSE SPACE AND THE VAULTED CEILINGS MAKE THIS UNIT FEEL SUPER SPACIOUS! 1056 SQ FT (FROM APPRAISAL) OF PERFECT LIVING! CONVENIENTLY LOCATED NEAR THE GATE AND ACROSS FROM THE COMMUNITY POOL, CLUBHOUSE AND TENNIS COURTS. DON'T WAIT TO BUY THIS GREAT UNIT AND CALL IT HOME FOR THE NEW YEAR! LESS THAN 15 MINUTES TO TYBEE OR DOWNTOWN SAVANNAH! SELLER CAN CLOSE VERY QUICKLY!

Built in 2002

## Essential Information

MLS #	302449
Price	\$209,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,056
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Condominium
Style	Contemporary, Traditional
Status	Active Under Contract

### **Community Information**

Address	1305 Walden Park Drive
Subdivision	Mercer Point
City	Savannah
County	Chatham County
State	GA
Zip Code	31410

### **Amenities**

Utilities	Cable Available, Underground Utilities
Features	None
Parking	Parking Lot
Garages	Parking Lot
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Breakfast Area, Cathedral Ceiling(s), Entrance Foyer, High Ceilings, Main Level Primary, Other, Pantry
Appliances	Dishwasher, Electric Water Heater, Microwave, Oven, Range, Dryer, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	3
Stories	1
Basement	None

### **Exterior**

Lot Description        None

**School Information**

Elementary            Marshpoint  
High                    Islands

**Additional Information**

Date Listed            January 8th, 2024  
Zoning                  PUDM6  
HOA Fees               4200  
HOA Fees Freq.       Annually

**Listing Details**

Listing Agent          Maureen O. Simmons  
Listing Office          Re/Max Savannah

The data relating to real estate for sale on this web site comes in part from the Internet Data Exchange program of the Savannah Multi-List Corporation. Real estate listings held by brokerage firms other than [INSERT BROKER NAME] are marked with the name of the listing brokers. Information deemed reliable but not guaranteed. © 2024 Savannah Multi-List Corporation. All rights reserved. This data up-to-date as of May 17th, 2024 at 03:45am, EDT. For the most current information, contact [your firm name, phone number, and e-mail address]