

\$4,495,000 - 27 Modena Island Drive, Savannah

MLS #309895

\$4,495,000

6 Bedroom, 7.00 Bathroom, 6,274 sqft
Residential on 1.10 Acres

N/A, Savannah, GA

Rare opportunity to own 262â€™™ of deep water frontage (12 feet + at low tide) on ICW in Savannahâ€™™s exclusive, gated Modena Island. Well protected dock with boat & jet ski lifts and floating dock to accommodate 50â€™™+ sailboat or yacht. Delight in dolphins circling while enjoying spectacular sunsets over the Skidaway River. Minutes by boat to Savannah Yacht Club & easy access to open water. Membership opportunity for multitude of golf courses, restaurants & club facilities at neighboring Landings. Nature reserve with walking & mountain bike trails at Modena gate.

Panoramic views from all aspects of the house. Separate 1522 sf two bed, two bath guesthouse with privacy for guests or caretaker/tenant with easy lock and go. Endless opportunity to entertain by pool & patio with 6274 sf heated/cooled space plus 2300+ sf covered outdoor space. Close to Hilton Head, Beaufort & Charleston w/ central location along Atlantic Coast. Plans for additional garage & guest house avail upon request.

Built in 1993

Essential Information

MLS #	309895
Price	\$4,495,000
Bedrooms	6
Bathrooms	7.00



Full Baths	7
Square Footage	6,274
Square Footage	47742
Acres	1.10
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	27 Modena Island Drive
Subdivision	N/A
City	Savannah
County	Chatham County
State	GA
Zip Code	31411

Amenities

Utilities	Underground Utilities
Parking	Attached, Garage Door Opener
# of Garages	2
Garages	Attached, Garage Door Opener
Is Waterfront	Yes
Waterfront	Boat Dock/Slip, Deep Water, Marsh, River Access, Water Access
Has Pool	Yes
Pool	In Ground

Interior

Appliances	Gas Water Heater
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	2

Exterior

Exterior	Stucco
Construction	Stucco
Foundation	Raised, Slab

Additional Information

Date Listed	April 8th, 2024
Zoning	C-M
HOA Fees	1500
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Heather Booth
Listing Office	BHHS Bay Street Realty Group

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