

\$674,900 - 116 Runs Crossing Drive, Springfield

MLS #328625

\$674,900

4 Bedroom, 4.00 Bathroom, 3,621 sqft

Residential on 5.01 Acres

N/A, Springfield, GA

Price Reduced and Seller is offering the Buyer \$10,000 in Concessions to be used as they choose for either closing costs, rate buy-down or reduction in sales price! Welcome to a property thatâ€™s more than a home - itâ€™s a lifestyle â€“ your own private oasis in Springfield. This 5-acre retreat offers space to roam, room to grow, and the kind of versatility that

fits your passions, whether you're an equestrian enthusiast, RV adventurer, or simply craving a peaceful escape. The home features durable Hardi siding and a brand-new metal roof with a 45

year warranty, ensuring long-term peace of mind. Itâ€™s also wired for a generator, so youâ€™re

always preparedâ€“no matter the season.

Outdoors, the property is a dream for hobbyists, animal lovers, and adventurers alike. A 20'x48'

pole barn with a tack room stands ready for your next chapter. It previously housed two 12x16

horse stalls, which could easily be converted back for equestrian use. Whether you're bringing

horses or starting a hobby farm this setup delivers.

RV owners will appreciate the full hook-up already in placeâ€“perfect for guests, travel prep, or

extended stays. A private pond adds a



peaceful touch to the landscape, ideal for quiet mornings or sunset reflections.

Step inside to discover a spacious split floor plan with 3 bedrooms and 2.5 baths on the main level, all set against gorgeous luxury vinyl plank flooring. Natural light pours in, highlighting the cozy wood-burning fireplace and airy dining room with glass pocket doors. The chef’s kitchen is a showstopper, featuring granite countertops, soft-close cabinets and drawers, a butcher block island, high-end appliances, a 5-burner gas range, touch faucet, and a custom-built pantry.

Upstairs, a private suite awaits—ideal for guests, multi-generational living, or a creative retreat. It includes a large bedroom, its own living room, half bath, and a private balcony overlooking your peaceful property and pond. If you're dreaming of a hobby farm, a homestead, or simply enjoying the quiet beauty of country living, you found it here.

Built in 2013

Essential Information

MLS #	328625
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,621
Square Footage	218236
Acres	5.01
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence

Status Active

Community Information

Address 116 Runs Crossing Drive
Subdivision N/A
City Springfield
County Effingham
State GA
Zip Code 31329

Amenities

Utilities Cable Available, Underground Utilities
Features Back Yard, Cul-De-Sac, Garden, Private
Parking Attached, Garage, Garage Door Opener, Parking Available, Rear/Side/Off Street, RV Access/Parking
of Garages 2
Garages Attached, Garage, Garage Door Opener, Parking Available, Rear/Side/Off Street, RV Access/Parking
View Pond
Is Waterfront Yes
Waterfront Pond

Interior

Interior Features Attic, Breakfast Area, Tray Ceiling(s), Ceiling Fan(s), Double Vanity, Entrance Foyer, High Ceilings, Kitchen Island, Main Level Primary, Pantry, Recessed Lighting, Split Bedrooms, Fireplace, Programmable Thermostat
Appliances Some Gas Appliances, Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Plumbed For Ice Maker, Range, Range Hood, Self Cleaning Oven, Refrigerator
Heating Central, Electric, Heat Pump
Cooling Central Air, Electric
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Wood Burning
of Stories 1
Basement None

Exterior

Exterior Concrete

Exterior Features	Balcony, Covered Patio, Courtyard, Deck, Porch, Patio
Lot Description	Back Yard, Cul-De-Sac, Garden, Private
Windows	Double Pane Windows
Roof	Metal
Construction	Concrete
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Ebenezer
Middle	Ebenezer
High	Effingham

Additional Information

Date Listed	April 16th, 2025
Zoning	AR-1

Listing Details

Listing Agent	Linda F. Proctor
Listing Office	Next Move Real Estate LLC

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