

\$449,900 - 104 Sam's Drive, Guyton

MLS #SA330820

\$449,900

5 Bedroom, 3.00 Bathroom, 3,450 sqft
Residential on 0.17 Acres

The Woodlands, Guyton, GA

New Construction! \$5,000 in closing costs with preferred lender. The 3450 plan by Faircloth Homes offers 5 bedrooms and 3 full bathrooms. This home offers many upgrades! Coffered ceiling in the formal dining room, LVP floors in the great room. Gourmet kitchen with double ovens and cook top, tile backsplash and granite countertops. Downstairs you will also find a formal living room/office space, one bedroom and full bathroom. Primary bedroom upstairs, sitting room, primary bathroom. Media room/bonus room, 3 bedrooms, another full bathroom and the laundry room. Covered back patio with fan, fully sodded yard with irrigation system, 2 inch faux wood blinds, gutters on the front and back of the home. \$5,000 towards closing costs with a preferred lender. South Effingham Schools.



Built in 2025

Essential Information

MLS #	SA330820
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,450
Square Footage	7362
Acres	0.17
Year Built	2025

Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	104 Sam's Drive
Subdivision	The Woodlands
City	Guyton
County	Effingham
State	GA
Zip Code	31312

Amenities

Utilities	Underground Utilities
Parking	Attached, Garage Door Open
# of Garages	2
Garages	Attached, Garage Door Open

Interior

Interior Features	Breakfast Area, Double Van Tub, Kitchen Island, Prima Separate Shower, Upper Lev
Appliances	Cooktop, Double Oven, Dis Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Great Room, Prima
# of Stories	2

Exterior

Exterior	Brick, Vinyl Siding
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	South Effingham
Middle	South Effingham



High South Effingham

Additional Information

Date Listed	May 14th, 2025
HOA Fees	400
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Amy L. Miller
Listing Office	eXp Realty LLC

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