

# \$1,350,000 - 109 Grand Harbor Circle, Savannah

MLS #SA331059

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 3,521 sqft

Residential on 0.19 Acres

Grand Harbor, Savannah, GA

A perfect blend of elegance and simplicity, this thoughtfully designed home prioritizes quality over quantity, elevating the living experience, especially in such a peaceful coastal location. The beauty of these patio lots lies in their ability to offer a luxurious lifestyle with minimal upkeep, allowing homeowners to fully enjoy the natural beauty surrounding them. With an emphasis on efficient yet expansive living spaces, it offers the best of both worlds. From split floor plans to spacious lofts and bonus rooms, this home offers plenty of flexibility to suit any lifestyle. Grand Harbor is an exclusive gated community on Skidaway Island, offering a deep-water community dock. Each patio home purchase includes a 25' deeded dock slip. Enjoy a resort-style pool with stunning views of the marsh and Franklin Creek, along with a clubhouse for residents. Membership to The Landings Golf & Athletic Club is possible through the Non-Property Owner Membership category based on availability.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS #      | SA331059    |
| Price      | \$1,350,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |
| Half Baths | 1           |



|                |                         |
|----------------|-------------------------|
| Square Footage | 3,521                   |
| Square Footage | 8398                    |
| Acres          | 0.19                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 109 Grand Harbor Circle |
| Subdivision | Grand Harbor            |
| City        | Savannah                |
| County      | Chatham                 |
| State       | GA                      |
| Zip Code    | 31411                   |

### Amenities

|               |                                       |
|---------------|---------------------------------------|
| Utilities     | Underground Utilities                 |
| Features      | Interior Lot, Level, Sprinkler System |
| Parking       | Attached, Garage Door Opener          |
| # of Garages  | 2                                     |
| Garages       | Attached, Garage Door Opener          |
| View          | Lake                                  |
| Is Waterfront | Yes                                   |
| Waterfront    | Boat Dock/Slip                        |
| Has Pool      | Yes                                   |
| Pool          | Community                             |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Wet Bar, Built-in Features, Double Vanity, Entrance Foyer, Gourmet Kitchen, High Ceilings, Kitchen Island, Main Level Primary, Primary Suite, Pantry, Recessed Lighting, Split Bedrooms, Separate Shower, Vaulted Ceiling(s), Programmable Thermostat |
| Appliances        | Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Plumbed For Ice Maker, Range, Refrigerator, Range Hood                                                                                                                                       |
| Heating           | Electric, Heat Pump, Zoned                                                                                                                                                                                                                            |
| Cooling           | Electric, Heat Pump, Zoned                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| # of Stories    | 2                |
| Basement        | None             |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Concrete                              |
| Exterior Features | Covered Patio, Dock                   |
| Lot Description   | Interior Lot, Level, Sprinkler System |
| Windows           | Double Pane Windows                   |
| Roof              | Composition, Metal                    |
| Construction      | Concrete                              |
| Foundation        | Raised, Slab                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| HOA Fees       | 4500           |
| HOA Fees Freq. | Annually       |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | William Phillip Thurman      |
| Listing Office | BHHS Bay Street Realty Group |

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