

# **\$678,400 - 43 Belle Island Way, Richmond Hill**

MLS #SA331424

## **\$678,400**

4 Bedroom, 3.00 Bathroom, 2,813 sqft

Residential on 0.58 Acres

Belle Island, Richmond Hill, GA

\$9000 in Seller paid closing costs, concessions, or rate buy down AND upgraded refrigerator included! Marsh and tidal creek views with a 3-car garage! New construction DRIFTWOOD plan by builder Wilson Pickett of Seacoast Construction. This house lives large!

Functional, open floor plan with a great room open to the kitchen and dining room. Well-appointed kitchen with real wood cabinetry, tile backsplash, and gorgeous Cafe series appliances, slide-in stove with second pizza oven, dishwasher, and space-saver microwave. Coffered ceiling in the great room, upgraded flooring, beautiful staircase banister with wood treads, great lighting package, huge loft area, private laundry room, covered back porch overlooking the marsh, and more! Main level primary suite with three bedrooms and a loft upstairs.

Energy-efficient living with Low E windows and spray foam rafters, new HVAC, and architectural shingles. Termite bond included as well as a zoned irrigation system, and a 2-10 warranty provided with Quality Builders Warranty Co.

Belle Island is a deep-water community with a community dock. Just down the road is Kilkenny Marina, offering fee-based dry storage, a boat hoist, and a deep-water marina. Drive the golf cart to dinner and/or



cocktails and enjoy magnificent sunset views  
at Marker 107 Restaurant.

This home is available for a virtual showing.

Built in 2025

**Essential Information**

MLS #	SA331424
Price	\$678,400
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,813
Square Footage	25265
Acres	0.58
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	43 Belle Island Way
Subdivision	Belle Island
City	Richmond Hill
County	Bryan
State	GA
Zip Code	31324

**Amenities**

Utilities	Cable Available, Underground Utilities
Features	Garden
Parking	Attached
# of Garages	3
Garages	Attached
Is Waterfront	Yes
Waterfront	Creek, Marsh, Tidal

## Interior

Interior Features	Attic, Breakfast Bar, Breakfast Area, Ceiling Fan(s), Double Vanity, Entrance Foyer, Garden Tub/Roman Tub, High Ceilings, Kitchen Island, Main Level Primary, Pantry, Pull Down Attic Stairs, Separate Shower, Programmable Thermostat
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Microwave, Oven, Range, Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	2
Stories	2

## Exterior

Exterior	Concrete
Lot Description	Garden
Windows	Double Pane Windows
Roof	Asphalt
Construction	Concrete
Foundation	Slab

## School Information

Elementary	Frances Meeks
Middle	Richmond Hill
High	Richmond Hill

## Additional Information

Date Listed	June 13th, 2025
Zoning	R-15
HOA Fees	240
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Melanie D. Kramer
Listing Office	Keller Williams Coastal Area P

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