

\$643,890 - 174 Champlain Drive, Pooler

MLS #SA331883

\$643,890

5 Bedroom, 5.00 Bathroom, 4,156 sqft
Residential on 0.24 Acres

Forest Lakes, Pooler, GA

Savannah's most trusted local builder is proud to offer our Waverly plan. This 5BR, 4.5 BA home of approx 4,156 sq ft of has an open concept, spacious design with room for everyone and everything! Kitchen has quartz counters & gourmet appliances including built-in double oven & 42" upper cabinets, a beautiful island & pendant lights. Kitchen opens to the cafe area and great room w/ FP. Up the wood-tread stairs you'll find the primary suite w/ tray ceiling w/ ceiling fan/light. Primary bath has a tiled sep. shower & tub & double vanities. Quartz countertops & framed mirrors in all bathrooms. Gorgeous click plank flooring in all living areas, baths & laundry. BRs are carpeted. Home has a level 3 ADT security system (monitoring not included). Fully sodded yard w/ landscape beds & irrigation. Pictures, features, and selections shown are for illustration purposes and may differ from the actual home built. All Builder incentives applied. Completion date is estimated as November, 2025.

Built in 2025

Essential Information

MLS #	SA331883
Price	\$643,890
Bedrooms	5
Bathrooms	5.00
Full Baths	4



Half Baths	1
Square Footage	4,156
Square Footage	10367
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	174 Champlain Drive
Subdivision	Forest Lakes
City	Pooler
County	Chatham
State	GA
Zip Code	31322

Amenities

Utilities	Cable Available, Underground Utilities
Features	Sprinkler System
Parking	Attached, Garage Door Opener
# of Garages	2
Garages	Attached, Garage Door Opener
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Breakfast Area, Tray Ceiling(s), Double Vanity, Garden Tub/Roman Tub, High Ceilings, Kitchen Island, Primary Suite, Pantry, Pull Down Attic Stairs, Recessed Lighting, Sitting Area in Primary, Separate Shower, Upper Level Primary
Appliances	Some Electric Appliances, Cooktop, Double Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Plumbed For Ice Maker, Range, Refrigerator, Self Cleaning Oven
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Great Room
# of Stories	2
Basement	None

Exterior

Exterior	Brick, Concrete, Wood Siding
Exterior Features	Covered Patio, Patio
Lot Description	Sprinkler System
Windows	Double Pane Windows
Roof	Asphalt, Composition
Construction	Brick, Concrete, Wood Siding
Foundation	Raised, Slab

School Information

Elementary	Godley Station
Middle	Godley Station
High	Groves HS

Additional Information

Date Listed	May 30th, 2025
HOA Fees	1304
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Elaine L. Holman
Listing Office	Landmark 24 Realty, Inc

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