

\$549,525 - 176 Champlain Drive, Pooler

MLS #SA331915

\$549,525

3 Bedroom, 3.00 Bathroom, 2,080 sqft
Residential on 0.24 Acres

Forest Lakes, Pooler, GA

Savannah's trusted builder is offering the Roxboro plan. This one level home has a spacious and open concept design. Gourmet kitchen boasts expansive quartz counters, French door stainless frig, electric cooktop, double oven, and 42" cabinets & is finished with beautiful flanked island pendant lights. The primary suite includes a bathroom w/6' walk-in tiled shower-only. Double vanities. Full baths have quartz countertops and framed mirrors. Gorgeous click plank flooring is in main living areas, tile in the baths and laundry. BRs are carpeted. Electric fireplace in great room. Home has a level 3 ADT security system (not monitored). Outside you'll find a covered back porch, sod and irrigation. Pictures, features, and selections shown are for illustration purposes and may vary for the actual home built. All Builder incentives applied. Completion date is estimated to be Nov, '25. Virtual tour represents home plan, but not actual home. Features may vary.

Built in 2025

Essential Information

MLS #	SA331915
Price	\$549,525
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,080
Square Footage	10498
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	176 Champlain Drive
Subdivision	Forest Lakes
City	Pooler
County	Chatham
State	GA
Zip Code	31322

Amenities

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

Interior

Interior Features	Breakfast Area, Ceiling Fan(s), Double Vanity, Gourmet Kitchen, Kitchen Island, Main Level Primary, Pantry, Pull Down Attic Stairs, Separate Shower
Appliances	Some Electric Appliances, Cooktop, Double Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Range Hood, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
# of Stories	1

Basement	None
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Exterior

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

School Information

Elementary	Godley Stn K-8
Middle	Godley Stn K-8
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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