

# \$780,000 - 1650 Ga Highway 17 N, Guyton

MLS #SA334600

**\$780,000**

4 Bedroom, 3.00 Bathroom, 2,548 sqft

Residential on 5.00 Acres

N/A, Guyton, GA

"A Honey Of A Farmhouse" - Like New Resale on 5 Acres in Effingham County! This exceptional custom-built home by Cypress Customs LLC is a rare opportunity to own a barely-lived-in modern farmhouse retreat, originally completed with meticulous attention to detail. Nestled on 5 private acres, this showstopping residence offers the perfect blend of upscale finishes and timeless character. Designed with an open-concept floor plan ideal for entertaining, the home features a dramatic two-story wood-burning fireplace with a stone surround, wood beams, and high-end LVP flooring throughout. The gourmet kitchen impresses with custom cabinetry, quartz countertops, a classic white Kohler farmhouse sink, and premium appliances. Craftsmanship shines through in the custom trim package, antique-style touches like a transom-topped laundry room door, and unique architectural elements reclaimed from the original early 1900s home once on the property. These include exposed antique beams, original interior doors, reclaimed brick accents in the powder room, and charming wall-mounted cast iron sinks. Modern conveniences like energy-efficient spray foam insulation pair seamlessly with rustic elegance. The result is a home that feels brand new but carries a sense of history and warmth that new construction simply can't replicate. Truly one-of-a-kind in Effingham County—this luxury farmhouse offers style, space, and serenity, just waiting for its next



chapter. Schedule your private showing today”this gem won't last long!

Built in 2023

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS #          | SA334600                |
| Price          | \$780,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,548                   |
| Square Footage | 217800                  |
| Acres          | 5.00                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Rustic                  |
| Status         | Active                  |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1650 Ga Highway 17 N |
| Subdivision | N/A                  |
| City        | Guyton               |
| County      | Effingham            |
| State       | GA                   |
| Zip Code    | 31312                |

Amenities

|              |                                                 |
|--------------|-------------------------------------------------|
| Utilities    | Cable Available, Underground Utilities          |
| Features     | Interior Lot                                    |
| Parking      | Attached, Garage Door Opener, RV Access/Parking |
| # of Garages | 2                                               |
| Garages      | Attached, Garage Door Opener, RV Access/Parking |
| View         | Trees/Woods                                     |

Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Breakfast Area, Ceiling Fan(s), Double Vanity, Gourmet |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
|                 | Kitchen, Kitchen Island, Main Level Primary, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Fireplace |
| Appliances      | Cooktop, Dishwasher, Electric Water Heater                                                                         |
| Heating         | Central, Electric                                                                                                  |
| Cooling         | Central Air, Electric                                                                                              |
| Fireplace       | Yes                                                                                                                |
| # of Fireplaces | 1                                                                                                                  |
| Fireplaces      | Family Room, Wood Burning                                                                                          |
| # of Stories    | 1                                                                                                                  |
| Basement        | None                                                                                                               |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Concrete, Stone     |
| Exterior Features | Patio               |
| Lot Description   | Interior Lot        |
| Windows           | Double Pane Windows |
| Roof              | Metal               |
| Construction      | Concrete, Stone     |
| Foundation        | Slab                |

## School Information

|            |           |
|------------|-----------|
| Elementary | Guyton    |
| Middle     | Effingham |
| High       | Effingham |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 49              |
| Zoning         | AR-1            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Agent  | Ashlynn Bashlor |
| Listing Office | Re/Max Savannah |

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