

# \$875,000 - 12 Amberwood Circle, Savannah

MLS #SA336239

**\$875,000**

3 Bedroom, 3.00 Bathroom, 4,146 sqft

Residential on 0.83 Acres

Southbridge Sub, Savannah, GA

Prestige, Privacy & Premier Golf Course Living! Welcome to 12 Amberwood Circle, a stunning residence in the sought-after Southbridge community – perfectly positioned on the coveted 18th hole of the premier Southbridge golf course. Completely remodeled just 4 years ago, this home blends timeless elegance with cutting-edge upgrades. Every detail has been thoughtfully designed, from the new roof, decking, and AC units to the Bell Home smart technology that controls invisible speakers on the 2nd floor, built-in speakers on the 1st and 3rd floors (plus the decks), and Hue lighting throughout. Inside, you™ll find custom closets, a beautifully appointed laundry room, and a chef™s kitchen with Viking stove & dishwasher. Three sets of elegant French doors open to expansive views, while the 2nd & 3rd-floor balconies feature electric blinds for effortless comfort. The first floor offers two large flex rooms – ideal for a home office, media/game room, or even a private in-law suite. Outdoors, enjoy a fenced area for pets, a bocce court, and sweeping views of the golf course. This is more than a home – it™s a lifestyle.

Built in 1999

## Essential Information

MLS # SA336239

Price \$875,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 4,146                   |
| Square Footage | 36155                   |
| Acres          | 0.83                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Amberwood Circle |
| Subdivision | Southbridge Sub     |
| City        | Savannah            |
| County      | Chatham             |
| State       | GA                  |
| Zip Code    | 31405               |

### Amenities

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Utilities    | Cable Available, Underground Utilities, Sewer Not Available                 |
| Features     | Cul-De-Sac, City Lot, On Golf Course, Public Road, Sprinkler System, Wooded |
| Parking      | Attached                                                                    |
| # of Garages | 2                                                                           |
| Garages      | Attached                                                                    |
| View         | Golf Course, Trees/Woods                                                    |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Attic, Breakfast Bar, Built-in Features, Bathtub, Ceiling Fan(s), Double Vanity, Entrance Foyer, Gourmet Kitchen, Separate Shower, Upper Level Primary, Wired for Sound, Programmable Thermostat |
| Appliances        | Some Electric Appliances, Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Plumbed For Ice Maker, Range, Refrigerator                                                               |
| Heating           | Central, Electric, Heat Pump                                                                                                                                                                     |
| Cooling           | Central Air, Electric                                                                                                                                                                            |
| # of Stories      | 3                                                                                                                                                                                                |

Basement                      None

**Exterior**

Exterior                      Frame, Wood Siding

Exterior Features        Balcony, Covered Patio, Deck, Landscape Lights

Lot Description            Cul-De-Sac, City Lot, On Golf Course, Public Road, Sprinkler System, Wooded

Roof                          Asphalt

Construction              Frame, Wood Siding

Foundation                Slab

**Additional Information**

Date Listed                August 8th, 2025

Zoning                      RA

HOA Fees                  550

HOA Fees Freq.          Annually

**Listing Details**

Listing Agent              Susie Sowell

Listing Office              Southern Charm Team, LLC

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