

\$274,400 - 276 Freshwater Lane Ne, Ludowici

MLS #SA336257

\$274,400

3 Bedroom, 2.00 Bathroom, 1,415 sqft
Residential on 2.07 Acres

Lanier Ridge, Ludowici, GA

Welcome to 276 Freshwater Lane NE in Lanier Ridge—the stunning Eden Cottage! This brand-new ranch-style 3-bedroom, 2-bath home, offering 1,415 sq. ft. of living space, is designed and built by a trusted local builder and sits on an impressive 2.07-acre lot. Inside, 9-foot ceilings throughout create an open and airy feel, while vaulted ceilings in the main living areas add elegance. All living areas feature waterproof luxury vinyl plank flooring, while the bedrooms offer the comfort of plush carpeting. The kitchen is a showstopper with custom cabinets, granite countertops, and a ceramic tile backsplash. Both the front and back porches are covered, providing the perfect spaces for welcoming guests or relaxing outdoors while enjoying the peaceful surroundings of your expansive acreage. Offering thoughtful design, energy-efficient features, and quality craftsmanship, this home is a true gem. Estimated completion date is October 15, 2025. 100% financing is available, and the seller is offering \$8,000 in paid closing costs—making it easier than ever to make this dream home yours. Hurry—this one won't last long!

Built in 2025

Essential Information

MLS #	SA336257
Price	\$274,400



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,415
Square Footage	90169
Acres	2.07
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	276 Freshwater Lane Ne
Subdivision	Lanier Ridge
City	Ludowici
County	Long
State	GA
Zip Code	31316

Amenities

Utilities	Underground Utilities
Parking	Attached
# of Garages	2
Garages	Attached
Is Waterfront	Yes
Waterfront	Lagoon

Interior

Interior Features	Double Vanity, Garden Tub/Roman Tub, Main Level Primary, Separate Shower, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Water Heater, Microwave, Oven, Range
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	1

Exterior

Exterior	Vinyl Siding
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Exterior Features	Covered Patio
Construction	Vinyl Siding

Additional Information

Date Listed	August 8th, 2025
HOA Fees	468
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kathrin Egnér
Listing Office	Ace Real Estate Services LLC

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