

\$319,000 - 101 Cotton Bluff Court, Guyton

MLS #SA336614

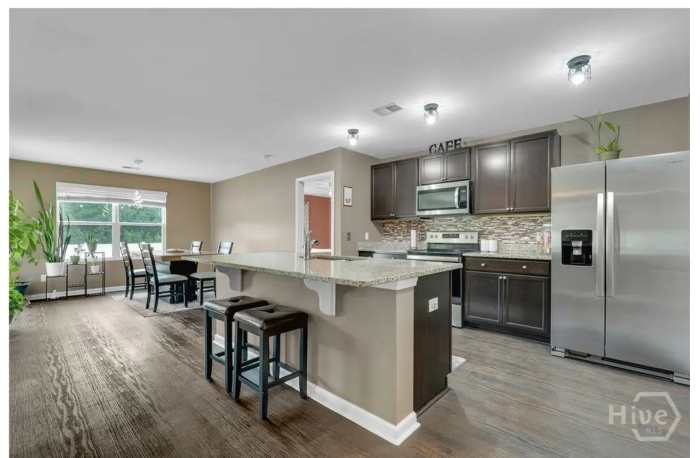
\$319,000

3 Bedroom, 2.00 Bathroom, 1,618 sqft

Residential on 0.17 Acres

Park West, Guyton, GA

Welcome to 101 Cotton Bluff Court, where everyday life feels a little easier and a lot more enjoyable. This 3-bedroom, 2-bath, single-story home offers 1,618 square feet of open, modern living in the sought-after South Effingham school district. Built with convenience in mind, it's perfect for anyone who wants all their living space on one level—no stairs to climb, ever. Inside, the open concept layout centers around a large kitchen island that's ready for everything from weeknight dinners to Saturday morning pancakes. Natural light flows through the main living space, and a thoughtful floor plan keeps everyone connected without sacrificing comfort. Step outside and you'll see why this location is special. The backyard is fenced for privacy and backs up to a peaceful lagoon surrounded by trees, so you can enjoy your morning coffee without staring into a neighbor's window. There's also a large porch for relaxing evenings, and the garage has a screen system—transforming it into a breezy, bug-free hangout or extra workspace whenever you need it. Beyond your front door, the community has a little something for everyone: a pool to cool off in summer, tennis courts to keep your game sharp, a clubhouse and fitness center to help you stay active, and a playground where the kids can burn off energy. And with the South Effingham schools just minutes away, you'll have quick access to one of the most in-demand districts in the area. Whether



you’re downsizing, buying your first home,
or just ready for a place that’s
low-maintenance and high on lifestyle, 101
Cotton Bluff Court is ready for you.

Built in 2020

Essential Information

MLS #	SA336614
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,618
Square Footage	7405
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active Under Contract

Community Information

Address	101 Cotton Bluff Court
Subdivision	Park West
City	Guyton
County	Effingham
State	GA
Zip Code	31312

Amenities

Utilities	Cable Available, Underground Utilities
Parking	Attached, Garage Door Opener
Garages	Attached, Garage Door Opener
View	Lagoon
Has Pool	Yes
Pool	Community

Interior

Interior Features	Double Vanity, Kitchen Island, Main Level Primary, Pantry, Separate Shower, Programmable Thermostat
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Plumbed For Ice Maker, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Vinyl Siding
Exterior Features	Covered Patio
Windows	Double Pane Windows
Roof	Vented
Construction	Vinyl Siding

School Information

Elementary	South Effingham
Middle	South Effingham
High	South Effingham

Additional Information

Date Listed	August 15th, 2025
HOA Fees	175
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ashley Johnson
Listing Office	eXp Realty LLC

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