

# \$1,050,000 - 34 Washington Avenue, Savannah

MLS #SA336947

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 3,256 sqft

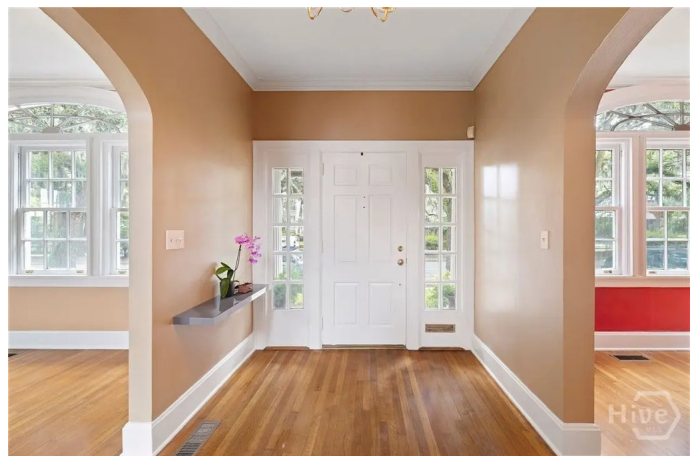
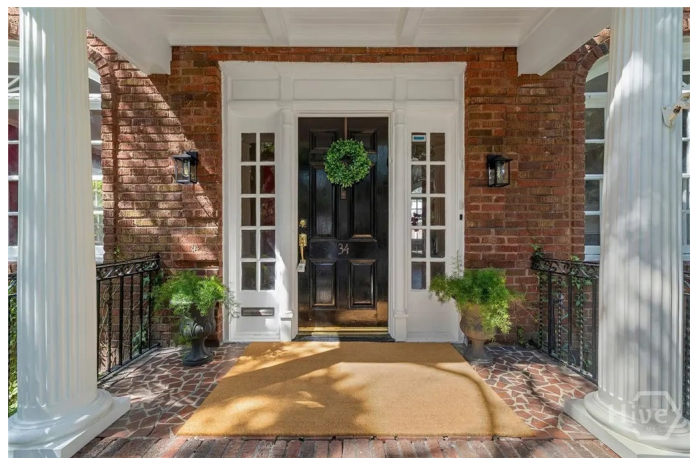
Residential on 0.13 Acres

N/A, Savannah, GA

Set beneath a canopy of oaks on one of Savannah's most iconic streets, this stately brick home rests on the quietest and MOST convenient stretches of Washington Ave.—an address that's as rare as it is charming. And here's the best part: it's ready for its next perfect owner to polish it up and make it shine.

Inside, timeless details abound: hardwood floors, tall ceilings, and sunlit rooms that flow seamlessly from the formal living and dining spaces into a cozy family room and cheerful sunroom.

The kitchen currently has stainless steel appliances and ample wood cabinetry. Though the next owner could easily make it their own by updating the cabinet faces depending on their personal style. There is even the PERFECT opportunity for one of those hidden pantry situations (filling Pinterest right now) or an under-utilized systems room practically begging to be made into an attached mudroom or back kitchen. Absolutely move-in ready, yet the perfect canvas for your dream redesign. Upstairs, generously sized bedrooms include a flexible layout for a home office, nursery, or guest suite, with a classic Jack-and-Jill bath that blends comfort with historic character. Step outside to a private backyard with endless potential. A pool anchors the space, framed by palms and brick accents, while the pool house adds another layer of opportunity with its full bath and fun loft—ideal as a guest retreat, studio, or income-producing rental.



With a little vision and TLC, this backyard could truly become an entertainer’s oasis. This home isn’t just a place to live- it’s a lifestyle. A few steps to restaurants, shopping, and downtown, but all of the perks of the SUPER desirable Ardsley Park Neighborhood. This Savannah classic is ready for its next chapter- will you be the one LUCKY enough to write it’s story?

Built in 1933

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS #          | SA336947                |
| Price          | \$1,050,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,256                   |
| Square Footage | 5706                    |
| Acres          | 0.13                    |
| Year Built     | 1933                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Colonial, Traditional   |
| Status         | Active                  |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 34 Washington Avenue |
| Subdivision | N/A                  |
| City        | Savannah             |
| County      | Chatham              |
| State       | GA                   |
| Zip Code    | 31405                |

**Amenities**

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Utilities | Cable Available, Underground Utilities                                  |
| Features  | Back Yard, City Lot, Garden, Interior Lot, Level, Private, Public Road, |

|          |                             |
|----------|-----------------------------|
|          | Sprinkler System            |
| Parking  | Attached                    |
| Garages  | Attached                    |
| View     | Park/Greenbelt, Trees/Woods |
| Has Pool | Yes                         |
| Pool     | In Ground                   |

## Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Attic, Wet Bar, Breakfast Bar, Built-in Features, Breakfast Area, Entrance Foyer, High Ceilings, Country Kitchen, Kitchen Island, Primary Suite, Other, Pantry, Recessed Lighting, Sitting Area in Primary, Programmable Thermostat |
| Appliances        | Cooktop, Double Oven, Dryer, Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Wine Cooler, Washer                                                                                                       |
| Heating           | Central, Forced Air, Gas, Zoned                                                                                                                                                                                                     |
| Cooling           | Central Air, Electric, Zoned                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 3                                                                                                                                                                                                                                   |
| Fireplaces        | Family Room, Gas Starter, Living Room, Masonry, Primary Bedroom, Wood Burning                                                                                                                                                       |
| # of Stories      | 2                                                                                                                                                                                                                                   |
| Basement          | None, Crawl Space                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Brick                                                                                    |
| Exterior Features | Balcony, Courtyard, Deck, Porch, Patio, Landscape Lights                                 |
| Lot Description   | Back Yard, City Lot, Garden, Interior Lot, Level, Private, Public Road, Sprinkler System |
| Windows           | Double Pane Windows, Storm Window(s)                                                     |
| Roof              | Asphalt, Composition                                                                     |
| Construction      | Brick                                                                                    |
| Foundation        | Crawlspace, Raised, Slab                                                                 |

## School Information

|            |                     |
|------------|---------------------|
| Elementary | Jacob G. Smith      |
| Middle     | Myers Middle School |
| High       | Beach High School   |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

Zoning                      R6

**Listing Details**

Listing Agent              Chelsea Phillips

Listing Office              Six Bricks LLC

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