

\$325,000 - 1340 Pelican Lane Se, Townsend

MLS #SA337472

\$325,000

3 Bedroom, 2.00 Bathroom, 1,550 sqft

Residential on 0.57 Acres

Pelican's Perch, Townsend, GA

Under construction in McIntosh County by builder, RJ Reynolds Construction!

Located in Pelican's Perch off Smith Rd in Townsend! Quality construction, comfort, and convenience. Located on a large, .57 acre lot (Lot 50 on Pelican Lane), this beautifully designed one-story Austin floorplan highlights three-bedrooms, two-bathrooms, and low-maintenance living, in a peaceful, desirable setting with an enlarged rear porch for your relaxation and enjoyment. Enjoy 1,550 heated and cooled square feet (1,960 under roof) with an amazing back porch with doorway entrances to the porch from both the kitchen and the primary suite.

Energy-efficient home with James Hardie cement board exterior siding, long-lasting Architectural shingle roof, and Low-E energy-efficient windows.

Inside, you'll find luxury vinyl plank flooring throughout—no carpet—for a sleek, modern look and easy care. The open-concept kitchen features white cabinetry, granite countertops, and stainless steel appliances, offering both style and functionality.

Additional features include a Yates Astro termite bond, a one-year builder's warranty, and no flood insurance required (according to current FEMA guidelines).



Perfectly situated near Interstate 95 and Highway 17, this location offers quick access to Fort Stewart, Hunter Army Airfield, Brunswick/FLETC, Savannah Hilton Head International Airport & Tanger Outlets – 45 minutes; Jacksonville International Airport – 1.5 hours; St. Augustine – 2 hours; Daytona – 2 hours 45 minutes; Orlando – 3.5 hours.

Why settle for a pre-owned home when you can enjoy the benefits of brand-new construction? Don’t miss your opportunity—schedule your private showing today!

Built in 2025

Essential Information

MLS #	SA337472
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,550
Square Footage	24829
Acres	0.57
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Active

Community Information

Address	1340 Pelican Lane Se
Subdivision	Pelican's Perch
City	Townsend
County	McIntosh
State	GA
Zip Code	31331

Amenities

Utilities	Cable Available, Underground Utilities
Features	Garden, Wooded
Parking	Attached, Garage Door Opener
# of Garages	2
Garages	Attached, Garage Door Opener
View	Trees/Woods

Interior

Interior Features	Breakfast Bar, Breakfast Area, Main Level Primary, Other, Pull Down Attic Stairs, See Remarks, Separate Shower, Programmable Thermostat
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Microwave, Oven, Range
Heating	Electric, Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Factory Built, Great Room
# of Stories	1
Basement	None

Exterior

Exterior	Concrete
Exterior Features	Covered Patio
Lot Description	Garden, Wooded
Windows	Double Pane Windows
Roof	Asphalt, Ridge Vents
Construction	Concrete
Foundation	Slab

School Information

Elementary	Todd Grant
Middle	McIntosh
High	McIntosh

Additional Information

Date Listed	August 28th, 2025
Zoning	001

Listing Details

Listing Agent Melanie D. Kramer
Listing Office Keller Williams Coastal Area P

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