

# \$399,000 - 223 Blandford Crossing, Rincon

MLS #SA337519

**\$399,000**

4 Bedroom, 3.00 Bathroom, 2,146 sqft

Residential on 0.19 Acres

Blandford Crossing Ph II, Rincon, GA

Welcome to this beautifully maintained, like-new 4 bedroom, 2.5 bath home that blends modern style with everyday comfort. Located in a desirable neighborhood, this home features thoughtful upgrades and inviting spaces perfect for both relaxing and entertaining.

Step inside to discover an open-concept layout with stylish finishes throughout. A custom electric fireplace creates a warm focal point in the living area, adding charm and ambiance year-round. The flex space on the main level offers endless possibilities—ideal for a home office, playroom, or formal dining area.

Upstairs, you'll find all four spacious bedrooms, a versatile loft—great for a media room, workout space, or additional lounge area. The primary suite includes a walk-in closet and a private en-suite bath for your own retreat.

Enjoy the outdoors with a covered back porch, perfect for morning coffee or evening BBQs. The privacy-fenced backyard provides a secure and serene setting for pets, play, or gardening. You can also enjoy your oversized front porch and view of a lagoon! This home is a must see!!

Built in 2022

## Essential Information



MLS #	SA337519
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,146
Square Footage	8276
Acres	0.19
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### Community Information

Address	223 Blandford Crossing
Subdivision	Blandford Crossing Ph li
City	Rincon
County	Effingham
State	GA
Zip Code	31326

### Amenities

Utilities	Underground Utilities
Features	Interior Lot
Parking	Attached, Garage Door Opener
# of Garages	2
Garages	Attached, Garage Door Opener
View	Lagoon
Is Waterfront	Yes
Waterfront	Lagoon
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Breakfast Area, Double Vanity, Entrance Foyer, Garden Tub/Roman Tub, High Ceilings, Pantry, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Upper Level Primary, Fireplace,
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	Programmable Thermostat
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Microwave, Oven, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	2

### **Exterior**

Exterior	Stone, Vinyl Siding
Exterior Features	Covered Patio
Lot Description	Interior Lot
Windows	Double Pane Windows
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Slab

### **School Information**

Elementary	Blandford
Middle	ECMS
High	ECHS

### **Additional Information**

Date Listed	August 27th, 2025
HOA Fees	750
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Brooker Collins Sauers
Listing Office	Keller Williams Coastal Area P

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