

\$449,900 - 1106 E Broad Street, Savannah

MLS #SA338819

\$449,900

3 Bedroom, 2.00 Bathroom, 839 sqft
Residential on 0.06 Acres

N/A, Savannah, GA

WHAT AN OPPORTUNITY! The "Heavy-Lifting", VALUE-ADD Improvements have already been done!: Brand New Owens Corning shingles Roof and brand new Gutters by Grassi Roofing Company, (over \$15,000!), as of August 2025. Brand New HVAC in 2024, (2 1/2 ton Arcoaire heat pump, AHU unit). Brand New Exterior and Interior Paint - August 2025, (nearly \$10,000!). Brand New gravel parking pad driveway and landscaping improvements - August 2025. New kitchen appliances in 2023: Range/Oven, Sink, Countertops, Shelving, Refrigerator, and Tiling. Bathroom sinks and bathtubs new in 2023. Very efficient, generous Three-Bedroom, two Full Bath property that is sun-filled and ready for you to call home, or to accommodate very lucky Tenants. Wood floors throughout. Washer and Dryer included. Ample, shaded courtyard with patio area as well as a very appreciated out-building for Hobbyists, Woodworking, Tinkerers, and more. Collected over \$3000/per month in rent for 2022-2023 year, 2024, and through June of 2025. Amazing location - adjacent to a beautiful, lively Park, and walking distance to Forsyth Park! Enjoy the convenience to SCAD, hospitals, shopping, attractions, and tremendous dining experiences. Take advantage of lower interest rates and make this very special property yours just in time for the holidays!

Built in 1900



Essential Information

MLS #	SA338819
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	839
Square Footage	2801
Acres	0.06
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Traditional
Status	Active

Community Information

Address	1106 E Broad Street
Subdivision	N/A
City	Savannah
County	Chatham
State	GA
Zip Code	31401

Amenities

Utilities	Cable Available
Features	City Lot, Garden, Public Road
Parking	Garage, Off Street, Parking Available, Rear/Side/Off Street, On Street
Garages	Garage, Off Street, Parking Available, Rear/Side/Off Street, On Street

Interior

Interior Features	Breakfast Area, Ceiling Fan(s), High Ceilings, Pull Down Attic Stairs
Appliances	Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Range, Dryer, Refrigerator, Washer
Heating	Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	1
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Concrete
Exterior Features	Courtyard, Patio
Lot Description	City Lot, Garden, Public Road
Roof	Shingle, Wood
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 1st, 2025
Zoning	1-R

Listing Details

Listing Agent	Cynthia George Fitzpatrick
Listing Office	BHHS Bay Street Realty Group

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