

\$1,600,000 - 704 E 45th Street, Savannah

MLS #SA339214

\$1,600,000

5 Bedroom, 6.00 Bathroom, 3,509 sqft

Residential on 0.14 Acres

Dixon, Savannah, GA

Conveniently located in coveted Ardsley Park, this 2023 build offers 5 bedrooms, 5.5 baths, and 3,509 sq ft of modern living. The inviting front porch with gas lantern opens to light-filled interiors with 10'™ ceilings, white oak hardwoods, and custom millwork. A chef's™ kitchen and prep kitchen with quartz counters, oversized island, and premium appliances connect to open living and dining areas. The main floor includes a private suite, bonus room, and half bath, while upstairs offers 4 spacious bedrooms with ensuite baths plus a serene primary retreat with his and hers closets. Outdoor living features a covered porch, built-in grill, fans, and fenced backyard with raised organic garden beds.

Energy-efficient upgrades include Rockwool insulation, dehumidifiers, sealed crawlspace, tankless water heater, irrigation, and CAT 8 wiring. A one-car garage with alley access and walk-up attic storage complete this rare opportunity in one of Savannah's™ most desirable neighborhoods.

Built in 2023

Essential Information

MLS #	SA339214
Price	\$1,600,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5



Half Baths	1
Square Footage	3,509
Square Footage	6299
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active Under Contract

Community Information

Address	704 E 45th Street
Subdivision	Dixon
City	Savannah
County	Chatham
State	GA
Zip Code	31405

Amenities

Parking	Detached
# of Garages	1
Garages	Detached

Interior

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2

Additional Information

Date Listed	September 8th, 2025
Zoning	RM25

Listing Details

Listing Agent	Taavo Roos
Listing Office	Seabolt Real Estate

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