

# \$614,500 - 170 Mandeville Drive, Richmond Hill

MLS #SA339432

**\$614,500**

3 Bedroom, 2.00 Bathroom, 2,096 sqft

Residential on 0.26 Acres

WATERWAYS HARBOR RETREAT,  
Richmond Hill, GA

Waterfront living without the wait! This 2022 Pulte "Martin Ray" offers 3 bedrooms + office, a chef's kitchen with double ovens & butler's pantry, and a serene lagoon-front lot with private dock. Owner's suite has walk-in closet, double vanities & zero-entry shower. Enjoy Lowcountry breezes from your screened porch & sunny patio. Energy-efficient, single-level layout with 2-car garage + attic storage. Community amenities include clubhouse, pools, fitness, playgrounds & marina/dock. Transferable builder warranties included!

Built in 2022

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS #          | SA339432                |
| Price          | \$614,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,096                   |
| Square Footage | 11326                   |
| Acres          | 0.26                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 170 Mandeville Drive     |
| Subdivision | WATERWAYS HARBOR RETREAT |
| City        | Richmond Hill            |
| County      | Bryan                    |
| State       | GA                       |
| Zip Code    | 31324                    |

## Amenities

|               |           |
|---------------|-----------|
| Parking       | Attached  |
| # of Garages  | 2         |
| Garages       | Attached  |
| Is Waterfront | Yes       |
| Has Pool      | Yes       |
| Pool          | Community |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Main Level Primary, Other, Pantry, Separate Shower   |
| Appliances        | Cooktop, Double Oven, Dishwasher, Electric Water Heater, Disposal, Ice Maker, Microwave, Range, Dryer, Refrigerator, Washer |
| Heating           | Central, Electric, Heat Pump  |
| Cooling           | Central Air, Electric   |
| # of Stories      | 1   |
| Basement          | None  |

## Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Concrete    |
| Exterior Features | Dock, Porch |
| Roof              | Composition |
| Construction      | Concrete    |
| Foundation        | Other       |

## School Information

|            |               |
|------------|---------------|
| Elementary | McAllister    |
| Middle     | Richmond Hill |
| High       | Richmond Hill |

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Zoning         | PD      |
| HOA Fees       | 260     |
| HOA Fees Freq. | Monthly |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Agent  | Junior Matthews |
| Listing Office | LPT Realty LLC  |

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