

\$425,000 - 3184 Union Church Road, Sylvania

MLS #SA341010

\$425,000

4 Bedroom, 3.00 Bathroom, 3,120 sqft

Residential on 31.25 Acres

N/A, Sylvania, GA

Welcome to this legacy-sized 31.25 estate, ready to be shaped into the lifestyle you've been craving. This ranch farmhouse offers 3,120 square feet of living space with 4 beds/3 baths, plus an attached workshop that adds 400± square feet of versatile potential.

Whether you're envisioning a private family compound, a working homestead, or a peaceful retreat, this property checks every box. Enjoy a serene private pond, multiple shops and outbuildings, and stables with fenced fields — perfect for horses or livestock. There's wooded acreage ideal for hunting or exploring, and the layout offers privacy while still being just 20 minutes from Guyton and 4 miles from the Effingham County line.

Though the home is in need of updating, its size, structure, and location present an unbeatable value. This estate sale is subject to probate, and it's priced to sell quickly. With a little vision and elbow grease, this could become the generational homestead or rural retreat of your dreams.

Built in 2009

Essential Information

MLS # SA341010

Price \$425,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,120
Square Footage	1361250
Acres	31.25
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active Under Contract

Community Information

Address	3184 Union Church Road
Subdivision	N/A
City	Sylvania
County	Screven
State	GA
Zip Code	30467

Amenities

Utilities	Underground Utilities
Features	Back Yard, Open Lot, Private, Wooded
Parking	Attached
Garages	Attached
View	Pond, Trees/Woods

Interior

Interior Features	Tray Ceiling(s)
Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
# of Stories	1

Exterior

Exterior	Vinyl Siding
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Lot Description	Back Yard, Open Lot, Private, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	October 3rd, 2025
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Listing Details

Listing Agent	Joshua R. Austin
Listing Office	Frank Moore & Company, LLC

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