

\$319,000 - 108 Cotton Bluff Court, Guyton

MLS #SA341985

\$319,000

4 Bedroom, 2.00 Bathroom, 1,774 sqft

Residential on 0.16 Acres

Park West Ph 4C-1, Guyton, GA

Step into modern comfort and effortless living in this 4-bedroom, 2-bath home in the desirable Park West community. Built just five years ago and located within the top-rated South Effingham School District, this home blends style and functionality. The open floor plan connects a sleek kitchen with granite countertops and abundant cabinetry to a spacious living and dining area perfect for gatherings or everyday living. Luxury vinyl plank flooring throughout, adding warmth and durability. The primary suite offers a private retreat with plenty of space to unwind, while the additional bedrooms provide versatility for guests, family, or a home office. Relax on the screened-in back porch that offers both privacy and charm. Enjoy resort-style amenities including a pool, clubhouse, playground, and courts for, basketball, and soccer. Situated just minutes from Tanger Outlets, and the Savannah/Hilton Head Airport. Seller is offering a \$2,000 credit toward paint with an acceptable offer.

Built in 2020

Essential Information

MLS #	SA341985
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,774
Square Footage	6970
Acres	0.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Active

Community Information

Address	108 Cotton Bluff Court
Subdivision	Park West Ph 4C-1
City	Guyton
County	Effingham
State	GA
Zip Code	31312

Amenities

Utilities	Underground Utilities
Parking	Attached, Garage Door Opener
# of Garages	2
Garages	Attached, Garage Door Opener
Has Pool	Yes
Pool	Community

Interior

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Additional Information

Date Listed	October 18th, 2025
Zoning	PD
HOA Fees	700
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Auriel L. Kelley
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