

\$627,000 - 522 Nicoll Street, Savannah

MLS #SA342262

\$627,000

2 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.04 Acres

Beach Institute, Savannah, GA

Character, charm, and exceptional care define this stunning townhome in the Beach Institute area of Savannah's Historic Landmark District. From the inviting foyer with its original staircase to the 10'™ ceilings and elegant living room featuring built-in bookcases and one of four original brick fireplaces, every detail reflects timeless appeal. The spacious dining room, also with a fireplace, overlooks a rare, screened porch and fully private, partially shaded, brick courtyard. The kitchen offers a newer range and dishwasher plus a convenient half bath on the main level. Upstairs, hardwood floors flow throughout the primary suite with fireplace, generous closet space, dressing room, and an ensuite bath with double vanity and clawfoot tub. The second bedroom doubles as an office with its own fireplace and ensuite bath. Enjoy comfort with new upper HVAC 2025, New Roof 2021, and newly painted exterior 2025. All within walking distance to Forsyth Park, shops, restaurants, dog park, and more

Built in 1900

Essential Information

MLS #	SA342262
Price	\$627,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,530
Square Footage	1699
Acres	0.04
Year Built	1900
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Active

Community Information

Address	522 Nicoll Street
Subdivision	Beach Institute
City	Savannah
County	Chatham
State	GA
Zip Code	31401

Amenities

Utilities	Cable Available, Underground Utilities
Features	City Lot, Garden, Historic District, Public Road
Parking	On Street
Garages	On Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Entrance Foyer, High Ceilings, Primary Suite, Pull Down Attic Stairs, Tub Shower, Upper Level Primary, Fireplace
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Disposal, Oven, Plumbed For Ice Maker, Range, Dryer, Refrigerator, Washer
Heating	Central, Electric
Cooling	Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Decorative, Living Room, Masonry, Primary Bedroom, Other
# of Stories	2
Basement	None

Exterior

Exterior	Frame, Wood Siding
Exterior Features	Courtyard, Porch, Patio
Lot Description	City Lot, Garden, Historic District, Public Road
Roof	Asphalt
Construction	Frame, Wood Siding
Foundation	Pillar/Post/Pier, Raised

Additional Information

Date Listed	October 27th, 2025
Zoning	RM40

Listing Details

Listing Agent	Craig A. Simpson
Listing Office	Seabolt Real Estate

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