

Live on the Georgia Coast! Waterfront Opportunity on Tidal Creek!



\$ 475,000

7 Lakeshore Court, Savannah, GA 31419



Melanie Kramer
REALTOR, ABR, CLHMS, CMRS, CRS,
SRS

(912) 658-1390 (Call / Text)

melaniekramer@kw.com

<http://www.MelanieKramer.com>



Keller Williams Realty Coastal Area Partners

1107 Gandy Dancer
Richmond Hill, GA 31324
(912) 459-5001

- » Beds: 4 | Baths: 3 Full
- » MLS #: SA366129
- » Single Family | 2,894 ft² | Lot: 21,257 ft²
- » More Info: 7Lakeshore.IsForSale.com

Remarks

TIDAL CREEK WATERFRONT OPPORTUNITY – BRING YOUR VISION AND MAKE IT YOUR OWN! The real value is in the land and the lifestyle! Situated on approximately half an acre overlooking the marsh and tidal creek, this one-owner estate property offers a rare opportunity to renovate and create your own coastal retreat. With two potential dock locations and tidal creek access leading to the Little Ogeechee River and Atlantic Intracoastal Waterway, the possibilities for enjoying Coastal Georgia are exciting!

Imagine hopping in your boat and heading to Coffee Bluff Marina or Fish Tales for dinner, approximately 20 minutes away by water, depending on tides and conditions. Spend your weekends exploring Georgia's beautiful barrier islands such as Wassaw, St Catherines, Bradley Point, or Raccoon Key. Fishing, boating, kayaking, crabbing, paddleboarding, wildlife watching, and spectacular marsh views could all be part of your everyday lifestyle!

Tucked away on a quiet cul-de-sac in the Grove Hill neighborhood, this 4-bedroom, 3-bath home was designed to take advantage of its waterfront setting. The great room and all four bedrooms overlook the marsh and tidal creek, including the upstairs primary suite. The kitchen features a breakfast bar opening to the great room, a walk-in pantry, and a separate formal dining room that could easily serve as additional office space. A den/office, 870 sq ft two-car garage, and flexible floor plan offer plenty

