

Custom Built Waterways Home in Walking Distance to Marina and Pool



**\$849,900 | OPEN HOUSE:
Tues 8/20 11:30am-2pm**



Melanie Kramer
REALTOR, ABR, CLHMS, CMRS, CRS,
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Keller Williams Realty Coastal Area Partners

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109 Waldburg Way, Richmond Hill, GA 31324

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: 308285
- » Single Family | 3,240 ft² | Lot: 15,682 ft²
- » Hardwood & Tile Flooring Throughout - NO Carpet!
- » Fully Equipped Kitchen with Stainless Steel Appliances
- » More Info: Waldburg.IsForSale.com

Remarks

Brick & Hardie board exterior home in Waterways, custom-built in 2021 by Fabre Custom Homes. Energy-efficient living with spray foam walls & rafters, two upgraded 16 SEER 3-ton HVAC units with variable speed blowers, two gas log fireplaces, epoxy floors in the screen room and 3-car side-entry garage, Insinglass sliding panels added in the screen room, gutters, iron-look fencing, alarm system, and additional landscaping. Hardwood and tile throughout - home has no carpet! Kitchen includes a five-burner gas stove, built-in Kitchenaid microwave and double ovens, chimney hood, and French door refrigerator. Main-level primary suite with hardwood flooring. Separate laundry with sink, cabinets, and drying rack.

Yates Astro termite bond included. No flood insurance required. Walking distance to the marina and pool. Waterways features a full-service marina, dry storage, 2 pools, tavern & spirits, Bocci & basketball, dog park, and gated neighborhood entrance with 24-hour security.

If you would like to get the CURRENT price of this home, or for the most up-to-date information, call the listing agent Melanie Kramer at 912-658-1390. For info sent INSTANTLY to your mobile, text "X303000" to 688-888-8888.

