

BRAND NEW Construction in McIntosh County's Pelican's Perch!



UNDER CONSTRUCTION

\$ 325,000

1340 Pelican Lane SE, Townsend, GA 31331



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- » Beds: 3 | Baths: 2 Full
- » MLS #: SA337472
- » Single Family | 1,550 ft² | Lot: 24,829 ft² (0.57 acres)
- » More Info: Pelican.IsForSale.com

Remarks

Under construction in McIntosh County by RJ Reynolds Construction!

Located in Pelican's Perch off Smith Rd in Townsend! Quality construction, comfort, and convenience. Located on a large, .57 acre lot (Lot 50 on Pelican Lane), this beautifully designed one-story Austin floorplan highlights three-bedrooms, two-bathrooms, and low-maintenance living, in a peaceful, desirable setting with an enlarged rear porch for your relaxation and enjoyment. Enjoy 1,550 heated and cooled square feet (1,960 under roof) with an amazing back porch with doorway entrances to the porch from both the kitchen and the primary suite.

Energy-efficient home with James Hardie cement board exterior siding, long-lasting Architectural shingle roof, and Low-E energy-efficient windows.

Inside, you'll find luxury vinyl plank flooring throughout—no carpet—for a sleek, modern look and easy care. The open-concept kitchen features white cabinetry, granite countertops, and stainless steel appliances, offering both style and functionality.

Additional features include a Votex Astro termite bond, a one-year builder's warranty, and no flood

