

16 Pear Road, Ludowici, Georgia  
31316

1,314 Sqft - 16 Pear Road, Ludowici, Long,  
Georgia, United States 31316



CONSTRUCTION	APPLIANCES
<b>ROOFING</b> Impact-Resistant System 2x4, Minimum, 24" G.C. 1/2" Plywood Sheathing 2x8 Exterior Walls, 30" O.C. 2x6 Interior Walls, 16" O.C. 2x40-Floor Joists with Double Partitions 2x4" OSB 1/2" Plywood Siding 1x6x4" Vinyl Siding	<b>REFRIGERATION</b> 48" Stainless Steel / Electric 21" x 24" Refrigerator with Ice Maker 30" Dishwasher 24" Dishwasher 1.12 HP Dishwasher
<b>EXTERIOR</b> 1/2" OSB Exterior Wall & Roof Sheathing Asbestos-Free Shingles Vinyl Siding Screened Front Porch Screened Back Porch Screened Side Porch Screened Front Staircase Screened Back Staircase 4x4 or 4x6 Columns - 4x4 Posts 2x10 Composite Deck Boarding 1/2" OSB Decking 2x4x4" Railing System & Balusters - Painted	<b>MECHANICAL</b> Blower Air Conditioning Central Air System Programmable Thermostat R38 Ceiling Insulation R19 Attic Insulation R19 Floor Insulation
<b>INTERIOR</b> 1 1/2" OSB Subfloor 1/2" OSB Plywood Sheathing 3/4" OSB Plywood Siding 2x4x4" Railing System & Balusters - Painted	<b>REPAIRS</b> 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Sheathing 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Siding
<b>CABINETS / COUNTERTOP</b> 1x6x4" Vinyl Siding 1/2" OSB Subfloor 1/2" OSB Plywood Sheathing 3/4" OSB Plywood Siding 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Sheathing	<b>PLUMBING</b> Blower Air Conditioning Central Air System Programmable Thermostat R38 Ceiling Insulation R19 Attic Insulation R19 Floor Insulation 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Sheathing 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Siding 2x4x4" Railing System & Balusters - Painted 3/4" OSB Plywood Sheathing

### Basic Details

Price:	\$264,000
Rooms:	8
Bedrooms:	3
Bathrooms:	2
Half Bathrooms:	0
Square Footage:	1,314 Sqft
Year Built:	2024
Subdivision:	Long Woods
Listing Type:	For Sale
Elementary School:	Long County
Middle School:	Long County Middle
High School:	Long County High
Property Status:	Active

### Address Map

Latitude:	N31° 42' 6.2"
Longitude:	W82° 15' 8.8"

### Agent Info

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### Features

✓ Style:	One Story, Traditional
✓ Construct/Siding:	Composite
✓ Roof:	Asbestos Shingle
✓ Car Storage:	Driveway, Parking Pad
✓ Exterior Features:	See Remarks, Other
✓ Dining:	Dining/living Combo, See Remarks