



**\$274,400**

## 276 FRESHWATER LANE, LUDOWICI, GA, US, 31316

<https://parker-realty.net>

Welcome to 276 Freshwater Lane NE in Lanier Ridge—the stunning Eden Cottage! This brand-new ranch-style 3-bedroom, 2-bath home, offering 1,415 sq. ft. of living space, is designed and built by a trusted local builder and sits on an impressive 2.07-acre lot. Inside, 9-foot ceilings throughout create an open and airy feel, while vaulted ceilings in [...]

- 3 beds
- 2 baths
- Residential
- Residential
- Active
- 1415 sq ft



**Kathrin Egner**

Ace Real Estate Services LLC

### Basics



**Date added:** Added 3 weeks ago  
**Type:** Residential  
**Days On Market:** 1  
**Bathrooms:** 2 baths  
**Lot size, sq ft:** 1415 sq ft  
**Rooms Total:** 6

**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Area, sq ft:** 1415 sq ft  
**Year built:** 2025  
**MLS ID:** 161592

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## Building Details

<b>Community:</b> Lanier Ridge	<b>Garage Spaces:</b> 2
<b>Lot Features:</b> Subdivision Recorded	<b>Room Dining Room Features:</b> Dining/Kitchen Combo, Dining/Living Combo
<b>Parking Features:</b> Two Car, Attached, Garage	<b>Exterior Features:</b> See Remarks
<b>Fencing:</b> None	<b>Construction Materials:</b> Vinyl Siding, Spray Foam Insulation, Walls: Sheetrock
<b>Water:</b> Community Water	<b>Architectural Style:</b> Ranch
<b>Roof:</b> Shingle	<b>Parking:</b> 2

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## Amenities & Features

<b>Fireplace YN:</b> No	<b>Fireplace Features:</b> None
<b>Appliances:</b> Electric Water Heater, Dishwasher, Electric Oven, Electric Range, Microwave	<b>Utilities:</b> Underground Utilities

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## Listing Provided Courtesy of

**Agency:** Ace Real Estate Services LLC

