

## Spacious One-Year-New Custom Built Cottage Home in Waterways



**NEW PRICE | \$825,000**

**50 Cane Patch Lane, Richmond Hill, GA 31324**



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

(912) 658-1390 (Call / Text)

[melaniekramer@kw.com](mailto: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 #: 308217
- » Single Family | 2,650 ft<sup>2</sup> | Lot: 12,197 ft<sup>2</sup>
- » More Info: [CanePatch.IsForSale.com](http://CanePatch.IsForSale.com)

### Remarks

Welcome home to 50 Cane Patch Lane in the exclusive gated community of Waterways Township. Built in 2023 by Wilson Pickett of Seacoast Construction, this true one-story cottage home is move-in ready and offers four bedrooms, three full baths, 2650 square feet of gorgeous living space, and an upstairs bonus room sheetrocked with all infrastructure ready for expansion. Just add flooring, trim, and mini split to become 3000+ square feet!

Immaculate landscaping welcomes you to this beautiful home with inviting curb appeal. Step onto the large low-country front porch and enter the welcoming foyer. The great room greets you with a coffered shiplap ceiling with a refreshing lighted ceiling fan, custom all-wood bookcases, custom blinds, and patio doors opening to the covered porch and backyard making entertaining a breeze. Light and bright throughout the open-concept home, along with custom blinds, custom window treatments, and gorgeous luxury vinyl plank flooring -- there is no carpet anywhere in this home!

The great room is open to the kitchen and dining room. The kitchen highlights real wood cabinetry (not boxed imports) with undercabinet lighting, built-in oven and microwave, quartz counters, walk-in pantry with real wood shelving, real brick backsplash, drop-in smooth surface stove and chimney hood, a large island with farm sink and seating bar, and stainless steel appliances. The dining room also opens to the

