

# \$399,900 - 1068 Fiddler Trace Ne, Townsend

MLS® #1652112

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,560 sqft  
Residential on 0.35 Acres

Belle Bluff Estates, Townsend, GA

**PRICED UNDER APPRAISED VALUE!**

Dreamin' of a coastal home with marsh and river views of the White Chimney River + private access to a community dock....1068 FIDDLER TRACE has just that! Minimal HOA fee of \$300 annually for maintenance of the community dock, that's it! Inside the elevated home are 4 BEDROOMS, 2 BATHS on the second level, one being a double vanity, with a shared shower and an open concept living room and kitchen in the middle! Step outside and take in the coastal views of the White Chimney River. The home has a 2 car garage, with a dedicated space to set up for your workshop with tools. On the backside of the garage you will find another bedroom, living room area that has a sink with running water, that could be finished off to make a second kitchen and a full bath. Plenty of yard space for the outdoor enthusiast! HOME HIGHLIGHTS: TILE FLOOR UPON GROUND LEVEL ENTRY, LVP FLOORING IN THE COMMON AREA, GAS FIREPLACE, EXPOSED CEILING BEAMS, 2 WATER HEATERS, METAL ROOF. Very easy living here at Belle Bluff Estates. Belle Bluff Marina is a short walk around the corner. CALL A LICENSED REAL ESTATE AGENT TODAY FOR YOUR SHOWING!

Built in 1988

## Essential Information



MLS® #	1652112
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.35
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1068 Fiddler Trace Ne
Area	M3: North McIntosh
Subdivision	Belle Bluff Estates
City	Townsend
County	McIntosh
State	GA
Zip Code	31331

### **Amenities**

Amenities	Adjacent Water, Dock
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### **Exterior**

Roof	Metal
Construction	Composite Siding
Foundation	Slab, Concrete Perimeter

### **School Information**

Elementary	Todd Grant Elementary
Middle	McIntosh Middle
High	McIntosh Academy

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	86
HOA Fees	300

HOA Fees Freq.     Annually

## **Listing Details**

Listing Agent         Melanie Yeckley

Listing Office         Salt Coast Properties



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