

# \$3,350,000 - 49 Hatton Lane, St Simons Island

MLS® #1653938

## \$3,350,000

4 Bedroom, 5.00 Bathroom, 4,514 sqft  
Residential on 1.58 Acres

Frederica Golf Club, St Simons Island, GA

This coastal inspired Lowcountry home radiates timeless authenticity- upon arriving, one feels like they have “come home”. The welcoming site of a beautiful front porch overlooking the majestic live oak canopy is indicative of the warmth of the South. This home is perfectly situated with a commanding view of the marsh offering magnificent sunsets beyond. The two-story great room offers rough sawn cypress ceilings with beams and opens to the screened terrace complete with summer kitchen and a second living and dining space with a wood burning fireplace. The butler’s pantry and wet bar located off the kitchen allows for wonderful storage, a bar area for entertaining, as well as an out of the way spot for staging a meal.

A large first floor primary retreat with adjacent home office accommodates one story living. Two generous guest suites upstairs, complemented by a bonus room over the garage with living and dining space as well as a fourth bedroom and bath allow for expansive living space for a family or entertaining guests when you need it.

Endless glass with floor to ceiling windows, wood wall details, top of the line appliances, as well as many custom features throughout. The first floor office, adjacent seasonal closet and master dressing area can be converted back into a first floor guest suite for a fifth bedroom and bath. The adjacent marsh front Home Site, 166, is available as well to allow for a true compound setting. An active



Frederica Golf Club membership is available with application rights to join the Frederica Golf Club at the prevailing initiation fee, subject to membership approval.

Built in 2020

**Essential Information**

MLS® #	1653938
Price	\$3,350,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,514
Acres	1.58
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	49 Hatton Lane
Area	S4: North SSI
Subdivision	Frederica Golf Club
City	St Simons Island
County	Glynn
State	GA
Zip Code	31522

**Amenities**

Amenities	Gated, Private Membership
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Sewer Connected, Septic Available, Underground Utilities
Features	Gated, Lake
# of Garages	3
View	Marsh View
Is Waterfront	Yes

**Interior**

Interior	Hardwood
Appliances	Some Gas Appliances, Dryer, Dishwasher, Microwave, Refrigerator, Range Hood, Freezer, Some Commercial Grade
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Masonry, Outside, Gas Starter
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Gas Grill, Porch, Sprinkler/Irrigation, Landscape Lights, Columns
Lot Description	0,0,0,0
Roof	Shake
Construction	Brick, HardiPlank Type
Foundation	Slab

## School Information

Elementary	Oglethorpe
Middle	Glynn Middle
High	Glynn Academy

## Additional Information

Date Listed	May 21st, 2025
Days on Market	30
HOA Fees	5600
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Angela Harrison
Listing Office	Frederica Realty



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