

16 Pear Road, Ludowici, Long, Georgia, United States 31316

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



MECHANICAL Hooded Range System 36", minimum, 24" D.C. 9" Flat Interior Ceiling 2x6 Exterior Walls, 36" D.C. 2x6 Interior Walls, 16" D.C. 2400-Floor Joists with Double Plywood 3/8" OSB T&G Floor Sheathing 1400mm Insulation	100 Standard Steel - 100 Btu -25 Cu. Ft. Refrigerator w/ Ice Maker -30" Smooth Top Electric Range -20" CTR Microwave with Vent Hood -24" Dishwasher -1.75 HP Garage Disposal
EXTERIOR 1500' OSB Exterior Wall & Roof Sheathing Architectural Siding Vinyl Windows Vinyl Craftman Light Front Door Stainless Steel Siding Satin Nickel Exterior Hardware James Hardie Siding - Painted James Hardie Exterior Window Trim James Hardie Vertical Soffit James Hardie Board Siding 4x4 or 6x6 Columns - PVC Wraps 5/8" Composite Deck Boards PT 6047 Railing System & Balusters - Painted	HVAC 9000 or Comparable Central Air System Programmable Thermostat
INSULATION R19 Ceiling Insulation R19 Exterior Wall Insulation R19 Floor Insulation	ELECTRICAL -200 Amp Service GFCI Protected Receptacles in All Bathrooms GFCI Protected Exterior Receptacles Smoke Detectors Required by Code Exhaust Fan w/ Light in All Bathrooms Lighted Bathroom Fans in All Bathrooms Circulator & Light Over Vanity 4" Can Lighting in Kitchen and Hallways Recessed Downlight Scones
INTERIOR 110' Finished Sheetrock Walls - Smooth / Painted 137' Finished Sheetrock Ceiling - Smooth / Painted Wine Drinking Cabinet - 48" Deep 4" Baseboard Throughout 1/4" Plyg. Medium Density Fiberboard w/ 2-1/2" Trim Wood/Plank 5/8" Deep Sheathing Throughout Stained Engineered Wood	PLUMBING R18 Fresh Water Plumbing with PVC Drain Lines Recessed Faucets as Required by Code Elongated Dual-Flush Toilets 3 Piece Fiberglass Tub/Shower Combo Deep Double Basin Undermount Kitchen Sink Satin Nickel Pull Down Kitchen Faucet Satin Nickel Dual Lever Bathroom Faucet Satin Nickel Bathroom Faucet / Shower Head
CABINETS / COUNTERTOPS Full Kitchen Cabinet - 36" Deep 1-20" Single-Basin Undermount Kitchen Sink 1-20" Full-Depth Undermount Kitchen Sink Granite Countertops - Kitchen Subway Tile Backsplash	PAINT

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

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

Address Map

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

Agent Info



Kelli Lamb
📞 +1-912-427-9345
📞 912-294-4724
✉ klamb@parker-realty.net

