



Quintin Cowart, ABR, CSR, DPP, DSS, e-Pro, GRI, SRES
Engel & Volkers
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Honesty, Integrity, Knowledge



Active/ML#325940



221 E 56th Street Savannah, GA 31405

\$1,275,000

Multifamily

Quadplex

Chatham County
House



Beds: **6**
Tot Bldgs:
Acres: **0.17**
New Const: **No**

Full Bth: **4**
Tot Units:
SF/Src: **3,648/Measured**

Half Bth: **0**
Bldg Stor: **2.0**
Yr Built: **1950**

Remarks: **Location Location Location, Beautiful Ardsley Park Brick 4plex main house and carriage house both very well maintained, with new roof, separate meters, off street parking. This 4plex has a total of 3,648 heated and cooled square feet with a main building with a 2B1B unit downstairs with fireplace, screened porch and solid hardwood floors and upstairs has a2B1B with fireplace, screened porch and solid hardwood floors as well. The two-story carriage house has a 1B1B above with solid hardwood floors and 1B1B below with modern interior and polished concrete floors.**

Directions: **Habersham East on 56th past Reynolds property on the right middle of block**

Unit Information

| U# | Bds | FB | HB | Unit Avail | #St | Flr Loc | Occup | Rent/Dep | Pk/Gar | Lockbox |
|------------|----------|----------|----|------------|----------|---------|-------|----------------|--------|---------|
| | 1 | 1 | | | 1 | | | \$1,275 | | |
| Features: | | | | | | | | | | |
| Rent Incl: | | | | | | | | | | |
| | 2 | 1 | | | 1 | | | \$1,700 | | |
| Features: | | | | | | | | | | |
| Rent Incl: | | | | | | | | | | |
| | 1 | 1 | | | 2 | | | \$1,275 | | |
| Features: | | | | | | | | | | |
| Rent Incl: | | | | | | | | | | |
| | 2 | 1 | | | 2 | | | \$1,700 | | |
| Features: | | | | | | | | | | |
| Rent Incl: | | | | | | | | | | |

Tenant Occ: **Yes/Year Lease/ 08/31/25**

Structure

| | | | |
|--------------------|--------------------------------|---------------|-----------------------------|
| Structure: | Updated | Construction: | Brick, Frame |
| Foundation: | Brick, Off Ground, Pier | Roof: | Asphalt, Composition |
| Prop Attached: | No | Common Walls: | |
| ADA Features/List: | No | Energy Feat: | |

Exterior

| | | | |
|-------------------|---|-----------------|-----------------------------|
| Exterior House: | Balcony, Patio-Uncovered, Screen Porch | Exterior Lot: | Alley, Privacy Fence |
| Other Structures: | | Fencing: | Wood |
| PoolHotTub: | | Dock: No | # of Slips: |
| Parking Desc: | Off Street | | |
| Parking: | | Garage Sp: | Carport Sp: |
| | | | Parking Pad Sp: |
| | | | Assigned Sp: 5 |

Property Information

| | | | |
|---------------|--------------------------------|-------------------|-----------------------------------|
| Postal City: | | Lat / Long: | 32.040784/-81.099823 |
| Legal Desc: | 13 14 BLK 9 GRIMSHAW WD | Parcel Number: | 2009502006 |
| Legal Subd: | Grimshaw Ward | Phase/Lot: | |
| Zoning: | | Zoning Desc: | Multi Family |
| Lot Dim/SqFt: | /7187 | Golf Course/Hole: | |
| Lot Desc: | City | Waterway Name: | |
| Waterfront: | No | Road Surface: | Asphalt, Curb & Gutter |
| Lot View: | | Road Respons: | City |

Systems

| | | | |
|----------------|---------------------------|-----------------|-----------------------------|
| Electric: | 110 Volt, 220 Volt | # Cool Units: | 1 |
| Gas: | Natural Gas | Cool Source: | Electric |
| Cable: | Cable Access | Cool Type: | Central, Window |
| Telephone: | | # Heat Units: | 1 |
| Water: | Public Water | Heat Source: | Gas |
| Sewer: | Public Sewer | Heat Type: | Central, Window Unit |
| Undergrn Util: | No | # Water Htrs: | 4 |
| | | Water Htr Type: | Electric |

Conditions & Permissions

| | | | |
|---------------|--|--------------------|-----------------|
| HomeWarranty: | | Possession: | Leased |
| MaySell: | 1031, Cash, Conventional | Special List Cond: | Standard |
| Inclusions: | Alarm-Smoke/Fire, Ceiling Fans, Dryer, Refrigerator, Washer | Exclusions: | |
| Tenant Pays: | Cable, Electric, Gas, Telephone, Water | | |
| Land Lease: | No | | |
| Prop Mgmnt: | No | | |

Financial, Expense & Income

| | | | |
|-----------------|----------------|-----------------|-------------|
| Fire Dept Dues: | No | Association YN: | No |
| Tax Amount: | \$4,653 | Tax Year: | 2024 |

Showing Information

| | | | | | |
|-------------------|--|------|------------|--------------|--|
| Sign on Property: | Yes | CLB: | Yes | Access Code: | |
| Instructions: | Appointment-Only, Central Lock Box, See Agent Remarks | | | | |
| Information: | See Agent Remarks, Tenant Occupied | | | | |
| Agent Remarks: | Appointment only - 48 hours notice. Please visit our website for more info. | | | | |

Agent/Broker Information

| | | | | | | | |
|--------------|--|-----------------------|--|----------------|--|---------------------|--|
| List Office: | Engel & Volkers (1341) | Phone | | License | | Fax | |
| List Agent: | Quintin L. Cowart (COWAQUI) | 912-238-0874 | | H-66232 | | 912-238-3988 | |
| Email: | quintin.cowart@evrealestate.com | (912) 667-5585 | | 169219 | | 912-238-3988 | |
| Agency: | Exclusive Right to Sell | | | | | | |

Transaction Data

| | | | | | |
|-----------------|-------------------|-----------------|-------------------|-------------|-----------------|
| List Date: | 02/20/2025 | Terms: | | Sold Price: | |
| ContingentDate: | | Sale Type: | | LP/SqFt: | \$349.51 |
| UnderContDate: | | Seller: | Investor | SP/SqFt: | |
| SoldDate: | | DOM: | 21 | SP/LP: | |
| WithDate: | | CDOM: | 21 | | |
| Expire Date: | 08/31/2025 | StatChangeDate: | 02/20/2025 | | |

Selling Broker/ Agent

| | | | | | | | |
|-----------------|---|-------|--|---------|--|-----|--|
| Selling Office: | () | Phone | | License | | Fax | |
| Selling Agent: | () | | | | | | |
| Email: | | | | | | | |
| Tenant Pays: | Cable, Electric, Gas, Telephone, Water | | | | | | |

Settings

| | | | | | |
|-----------------|--------------------|------------------|------------|-------------------|------------|
| Entered By: | | IDX Opt-In: | Yes | VOW Addr Allowed: | Yes |
| EnteredDate: | 02/20/2025 | Inet Addr Allw: | Yes | VOW Entire Disp: | Yes |
| Last Change TS: | 02/20/2025 | Inet List Displ: | Yes | VOW AVM Allowed: | Yes |
| Last Chg Type: | New Listing | IDX AVM Disp: | Yes | VOW Consm Cmmnt: | Yes |
| Lockbox1 #: | 31009422 | Lockbox 2 #: | | IDX Consm Cmmnt: | Yes |