



**Quintin Cowart, ABR, CSR, DPP, DSS, e-Pro, GRI, SRES**  
**Engel & Volkers**  
 quintin.cowart@evrealstate.com  
**Honesty, Integrity, Knowledge**



**Active/ML#325946**



**210 E 48th Street Savannah, GA 31405**

**\$1,275,000**

**Multifamily**

**Tri-Plex**

**Chatham County  
House**

Beds: **6** Full Bth: **3** Half Bth: **1**  
 Tot Bldgs: **3** Tot Units: **3** Bldg Stor: **2.0**  
 Acres: **0.12** SF/Src: **3,856/Tax Assessor** Yr Built: **1932**  
 New Const: **No**



**Remarks: Location Location Location, Beautiful Ardsley Park Brick 3plex well maintained, with new roof, 3 separate meters, off street parking, two brick garages at 400 square feet. This 3plex has a total of 3,856 heated and cooled square feet with a 3B1.5B unit downstairs with two fireplaces and solid hardwood floors. Upstairs has a 1B1B with two fireplaces and solid hardwood floors, plus a 2B1B with eat in kitchen and solid hardwood floors.**

**Directions: Habersham to 48th turn East property on left**

**Unit Information**

U#	Bds	FB	HB	Unit Avail	#St	Flr Loc	Occup	Rent/Dep	Pk/Gar	Lockbox
	<b>2</b>	<b>1</b>				<b>2</b>		<b>\$1,400</b>		

Features:  
Rent Incl:

U#	Bds	FB	HB	Unit Avail	#St	Flr Loc	Occup	Rent/Dep	Pk/Gar	Lockbox
	<b>1</b>	<b>1</b>				<b>2</b>		<b>\$1,400</b>		

Features:  
Rent Incl:

U#	Bds	FB	HB	Unit Avail	#St	Flr Loc	Occup	Rent/Dep	Pk/Gar	Lockbox
	<b>3</b>	<b>1</b>	<b>1</b>			<b>1</b>		<b>\$1,800</b>		

Features:  
Rent Incl:

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

**Structure**

Structure:	<b>Updated</b>	Construction:	<b>Brick, Frame</b>
Foundation:	<b>Brick, Pier</b>	Roof:	<b>Asphalt, Composition</b>
Prop Attached:	<b>No</b>	Common Walls:	
ADA Features/List:	<b>No</b>	Energy Feat:	<b>Ridge Vents</b>

**Exterior**

Exterior House:	<b>Porch</b>	Exterior Lot:	<b>Alley, Fenced Yard, Lighting-Security, Privacy Fence</b>
Other Structures:		Fencing:	<b>Vinyl (PVC)</b>
Pool/HotTub:	<b>No</b>	Dock:	<b>No</b>
Parking Desc:	<b>Detached, Off Street</b>	# of Slips:	
Parking:		Garage Sp:	<b>2</b>
		Carport Sp:	
		Parking Pad Sp:	
		Assigned Sp:	<b>6</b>

**Property Information**

Postal City:		Lat / Long:	<b>32.047638/-81.098159</b>
Legal Desc:	<b>LT 48 + PT LTS 47 + 49 MCKENNA W D</b>	Parcel Number:	<b>2008715018</b>
Zoning:		Zoning Desc:	<b>Multi Family</b>
Lot Dim/SqFt:	<b>/5271</b>	Golf Course/Hole:	
Lot Desc:	<b>City</b>	Waterway Name:	
Waterfront:	<b>No</b>	Road Surface:	<b>Asphalt, Curb &amp; Gutter</b>
Lot View:		Road Respons:	<b>City</b>

**Systems**

Electric:	<b>110 Volt, 220 Volt</b>	# Cool Units:	<b>12</b>
Gas:	<b>Natural Gas</b>	Cool Source:	<b>Electric</b>
Cable:	<b>Cable Ready</b>	Cool Type:	<b>Window</b>
Telephone:		# Heat Units:	<b>3</b>

Water:	<b>Public Water</b>	Heat Source:	<b>Gas</b>
Sewer:	<b>Public Sewer</b>	Heat Type:	<b>Forced Air</b>
Undergrn Util:	<b>No</b>	# Water Htrs:	<b>3</b>
		Water Htr Type:	<b>Electric</b>

#### Conditions & Permissions

HomeWarranty:	<b>Negotiable</b>	Possession:	<b>Leased</b>
MaySell:	<b>1031, Cash, Conventional</b>	Special List Cond:	<b>Standard</b>
Inclusions:	<b>Ceiling Fans, Dryer, Refrigerator, Washer</b>	Exclusions:	
Tenant Pays:	<b>Cable, Electric, Gas, Sewer, Telephone, Trash, Water</b>		
Land Lease:	<b>No</b>		
Prop Mgmnt:	<b>No</b>		

#### Financial, Expense & Income

Fire Dept Dues:		Association YN:	<b>No</b>
Tax Amount:	<b>\$5,734</b>	Tax Year:	<b>2024</b>

#### Showing Information

Sign on Property:	<b>Yes</b>	CLB:	<b>Yes</b>	Access Code:	
Instructions:	<b>Appointment-Only, Central Lock Box, See Agent Remarks, Special Notice</b>				
Information:	<b>See Agent Remarks, Tenant Occupied</b>				
Agent Remarks:	<b>Please visit our website for more information.</b>				

#### Agent/Broker Information

List Office:	<a href="#">Engel &amp; Volkers (1341)</a>	Phone	<b>912-238-0874</b>	License	<b>H-66232</b>	Fax	<b>912-238-3988</b>
List Agent:	<a href="#">Quintin L. Cowart (COWAQUI)</a>		<b>(912) 667-5585</b>		<b>169219</b>		<b>912-238-3988</b>
Email:	<a href="mailto:quintin.cowart@evrealestate.com">quintin.cowart@evrealestate.com</a>						
Agency:	<b>Exclusive Right to Sell</b>						

#### Transaction Data

List Date:	<b>02/20/2025</b>	Terms:		Sold Price:	
ContingentDate:		Sale Type:		LP/SqFt:	<b>\$330.65</b>
UnderContDate:		Seller:	<b>Investor</b>	SP/SqFt:	
SoldDate:		DOM:	<b>21</b>	SP/LP:	
WithDate:		CDOM:	<b>21</b>		
Expire Date:	<b>08/31/2025</b>	StatChangeDate:	<b>02/20/2025</b>		

#### Selling Broker/ Agent

		Phone		License		Fax	
Selling Office:	<a href="#">()</a>						
Selling Agent:	<a href="#">()</a>						
Email:							
Tenant Pays:	<b>Cable, Electric, Gas, Sewer, Telephone, Trash, Water</b>						

#### Settings

Entered By:		IDX Opt-In:	<b>Yes</b>	VOW Addr Allowed:	<b>Yes</b>
EnteredDate:	<b>02/20/2025</b>	Inet Addr Allw:	<b>Yes</b>	VOW Entire Disp:	<b>Yes</b>
Last Change TS:	<b>02/20/2025</b>	Inet List Displ:	<b>Yes</b>	VOW AVM Allowed:	<b>Yes</b>
Last Chg Type:	<b>New Listing</b>	IDX AVM Disp:	<b>Yes</b>	VOW Consm Cmmnt:	<b>Yes</b>
Lockbox1 #:	<b>31008934</b>	Lockbox 2 #:		IDX Consm Cmmnt:	<b>Yes</b>

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