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AUSTIN HILL REALTY

Thomas Square Streetcar District
107 East 35th Street

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Beds: 7 Baths: 6 Sq. Ft.: 5,026

Listing ID: MLS #SA356965

"It's impossible not to be awed by this historic mansion, the huge two-story columns and immaculate topiary... experience something very special!"

— Condé Nast Traveler

Rising behind towering two-story columns and framed by beautifully manicured gardens, this c. 1895 Greek Revival estate is one of the most iconic residences in Savannah's Thomas Square Streetcar Historic District, recently named the "Best Neighborhood in the South" by Southern Living.

Originally built for the prominent Lester family and later immortalized in John Jakes' novel Savannah, this remarkable property blends architectural significance, timeless elegance, and extraordinary flexibility. Whether envisioned as a grand private residence, a multi-generational compound, or a boutique hospitality venture, this is a property that simply could not be recreated today.

Currently operating as a successful inn, the estate offers a rare opportunity to enjoy both an exceptional lifestyle and meaningful income potential. Zoned TC-1 and benefiting from a coveted non-owner occupied STVR permit, the property affords a level of flexibility seldom found in Savannah's historic core.

The property offers more than 5,000 square feet of thoughtfully designed living spaces unfolding across seven bedrooms, six bathrooms, and five kitchens. At the heart of the residence is the owner's suite — a sophisticated second-floor retreat featuring an open-concept kitchen, private office, dedicated laundry room, and a cozy fireplace that creates a true sense of home within the larger estate.



Designed for entertaining on a grand scale, this suite opens to an extraordinary 1,020-square-foot private porch and pergola. Overlooking the lush grounds below, it serves as an extension of the living space and provides an unforgettable setting for morning coffee, evening cocktails, and long evenings beneath Savannah's canopy of live oaks.

The grounds themselves are a destination. Mature trees, winding brick pathways, and thoughtfully designed gardens create a private oasis that feels worlds away from the city while remaining remarkably low-maintenance and drought tolerant. Rare off-street parking for four vehicles adds a level of convenience seldom found in Savannah's historic neighborhoods.

Perfectly positioned for those who value walkability and urban living, the property is moments from Forsyth Park, the Historic District, and some of Savannah's most celebrated restaurants, galleries, boutiques, and cultural attractions. More than 40 locally owned dining destinations are within easy reach, including several James Beard-recognized establishments.



• \$2,300,000



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