



FREDERICA REALTY

HOME SITE 249 ~ 106 TELFORD LANE  
LAKEFRONT HOME





## 106 TELFORD LANE | Lakefront Home

7,000+ SF | 2.002 Acres | 6 Bedrooms | 6 Full Baths + 2 Half Baths

Architect: Tim Adams, TS Adams Studio | Interior Design: Douglas Herrin | Builder: Rob Marett | Built: 2014

*Situated on a premier lakefront home site within the exclusive Frederica community, 106 Telford Lane masterfully blends Lowcountry charm with timeless elegance. Designed by acclaimed architect Tim Adams of TS Adams Studio and interior designer Douglas Herrin, this custom home offers a serene, sophisticated retreat inspired by its natural surroundings. It was featured in the 2018 Southern Home January/February issue and was also a favorite on the recent Christ Church Tour of Homes.*

*Framed by mature oaks and overlooking expansive lake views to a protected nature preserve, the home is an architectural nod to the Lowcountry, featuring a wide front porch, dormer windows, reclaimed "Old Chicago" brick with soft white mortar, and a roof of cedar shingles and copper. The result is a home that feels as if it's been part of the landscape for generations.*

*Inside, 12-foot ceilings, antique pine flooring, transom windows, and extensive millwork set the tone for relaxed coastal luxury. The open-concept layout is thoughtfully organized to promote flow while maintaining defined, functional spaces. From the entry's paneled walls and custom lighting to the grand stair hall, every detail is executed with purpose and symmetry.*

*The living room features wood-paneled walls, wood-beamed ceilings, and a wood-burning fireplace, making it the heart of the home. Just beyond, a spacious dining room overlooks the lake and connects seamlessly to a gourmet kitchen outfitted with two islands, top-tier appliances, a walk-in pantry, refrigerator drawers, and a separate wine room with cypress paneling and climate-controlled storage. A wall of folding glass doors extends the living space to a vaulted screened terrace featuring brick flooring, exposed beams, tabby fireplace, and adjacent grilling porch. This indoor-outdoor connection invites relaxed entertaining and quiet moments alike, with sweeping sunset views over the lake.*

*The primary suite occupies its own private wing on the main floor, with vaulted ceilings, custom paneling, remote window treatments, a spa-like bath, and an office nook overlooking the lake and garden pool. A private guest suite on the first level offers comfort and privacy for visitors, complete with triple-hung windows and a luxe ensuite bath.*

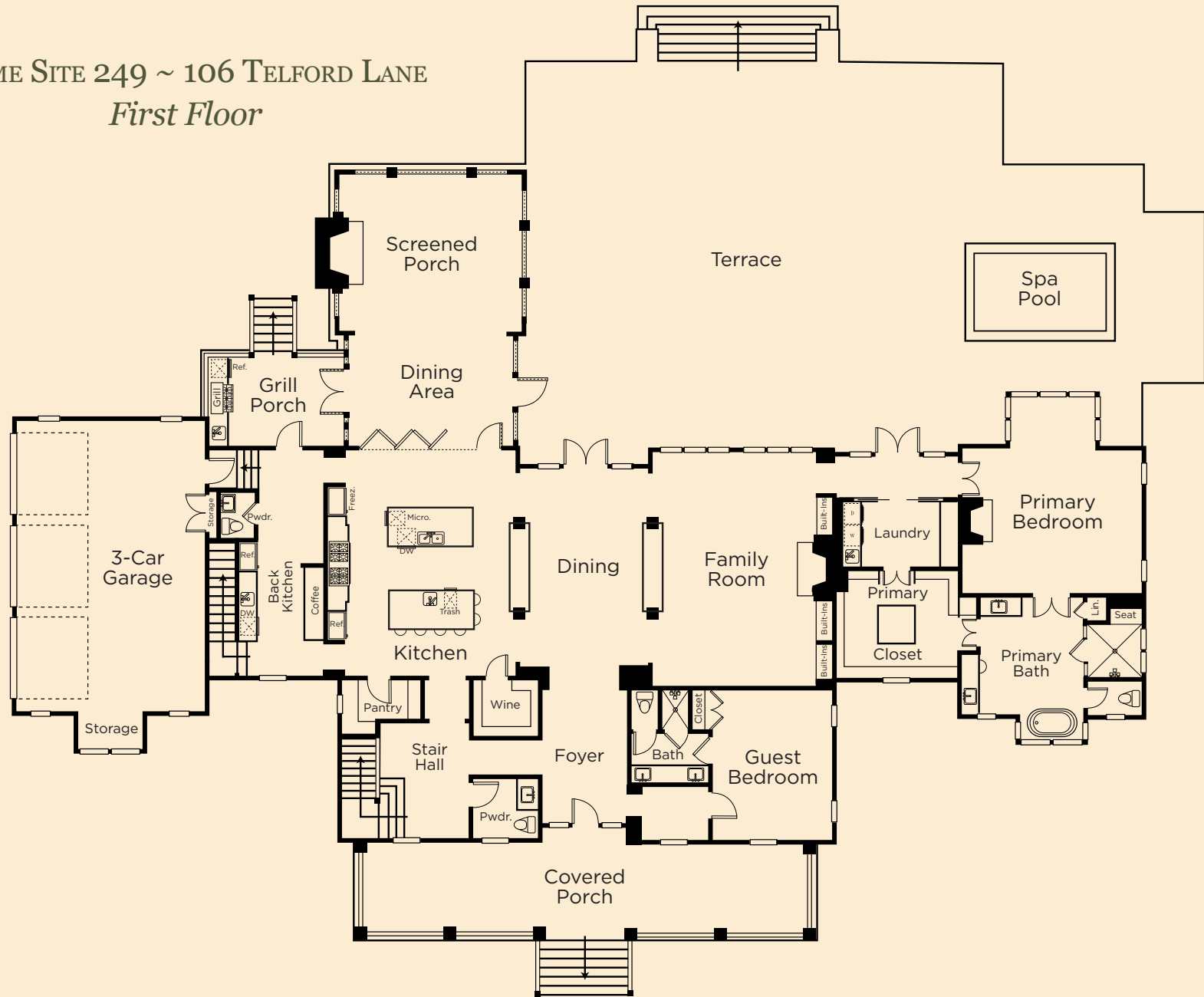
*Upstairs, four large guest suites provide stunning lake views and offer ensuite baths, while a spacious family/media room with wet bar creates a welcoming space for gatherings. Additional amenities include a scullery with coffee bar, additional dishwasher and extra refrigerator, upstairs laundry, formal and pool powder rooms, and a media/studio above the three-car garage.*

*Outdoors, the home's elevated lawn leads to a garden pool surrounded by the same reclaimed brick as the main house. A fire pit, dock, and panoramic lake views complete the picture, offering a peaceful refuge immersed in nature. The outdoor space was featured in the 2023 Cassina Garden Club Tabby & Tillandsia Garden Walk.*

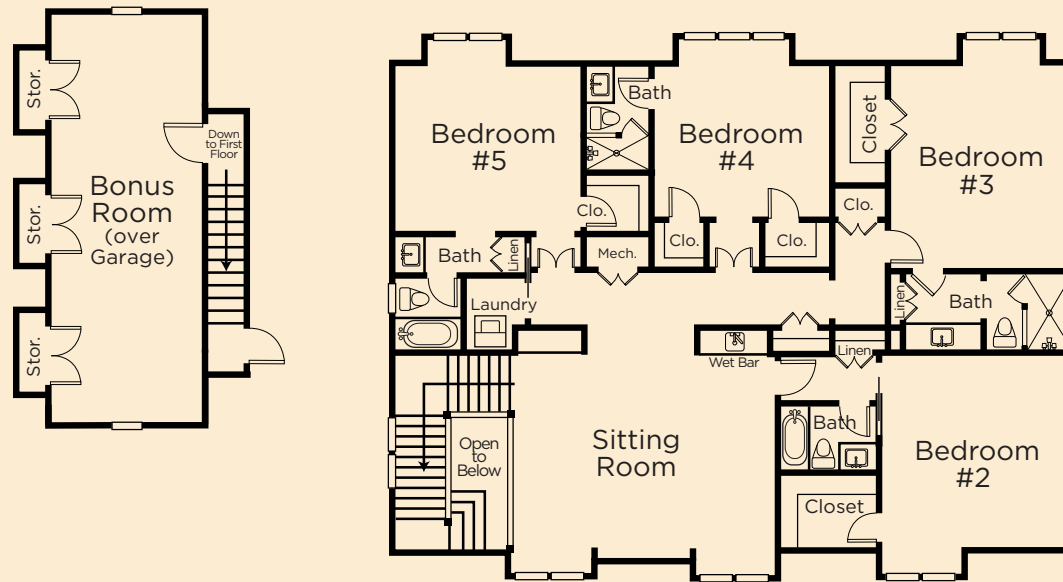
## Features

- 7,000+ sq ft on a 2-acre lakefront home site
- 6 bedrooms | 6 full baths | 2 half baths
- First-floor primary suite + guest suite
- Grand great room with fireplace
- Dining room with views to lake and gardens
- Chef's kitchen with double islands, walk-in pantry, and high-end appliances
- Wine room with cypress paneling and conditioned storage
- Butler's pantry and scullery with second refrigerator and coffee bar
- Vaulted screened porch with fireplace and grilling porch
- Nano door system for seamless indoor-outdoor flow
- Upstairs media room with wet bar
- Hardwood flooring and wood-paneled walls throughout
- 12' ceilings with transom windows and beamed ceilings
- Garden pool with raised terrace
- Three-car garage with carriage-style doors
- Full-house generator
- Featured in the 2023 Cassina Garden Club Tabby & Tillandsia Garden Walk
- Featured in the 2018 Southern Home January/February Issue
- Featured in the Christ Church Tour of Homes

HOME SITE 249 ~ 106 TELFORD LANE  
*First Floor*



HOME SITE 249 ~ 106 TELFORD LANE  
*Second Floor*









FREDERICA REALTY

*150 Frederica Stables Drive • St. Simons Island, GA 31522 • 912-634-1500 • [FredericaLiving.com](http://FredericaLiving.com)*



This material is based upon information which we consider reliable, since it has been supplied by third parties, we cannot represent that information is accurate or complete. Therefore, it should not be relied upon as such. This offering is subject to errors, omissions, and changes including price or withdrawal without notice. If your property is listed with a real estate broker, it is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.