Moving to *Savannah*

A local's guide to neighborhoods, coastal living, and finding your spot, even from another state.

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A note before we start

Whether you're relocating, buying a second home, or just daydreaming, welcome. This guide is my local's take on life in Savannah and how to find your spot, even from another state.

I moved to Georgia from just outside Nashville, so I know what it's like to start fresh somewhere new. Now I get to help people fall in love with Savannah the way I did: the porches, the live oaks, the boat days, and a restaurant scene I'm always exploring.

I specialize in Isle of Hope, Ardsley Park, The Landings, Historic Downtown, and Wilmington Island, and I also help clients in Richmond Hill and across the greater Savannah area.

Can't wait to show you around.

xo, Clovia

Honest answers.

Including what summer here really feels like.

Eyes on the ground.

Video tours and drive-throughs when you can't be here.

A local's list.

Restaurants, vendors, and everything in between.

01 *Savannah, honestly*

Life here at a glance

Weather.
Hot, humid summers and mild winters. Hurricane season runs June 1 through November 30, so we'll talk insurance and elevation early.

Culture.
Home to SCAD, a packed festival calendar, and one of the country's biggest St. Patrick's Day celebrations.

Getting around.
Savannah/Hilton Head International Airport, plus I-95 and I-16, connect you to the rest of the Southeast.

Work.
The Port of Savannah, aerospace, healthcare, hospitality, and nearby Hunter Army Airfield and Fort Stewart.

The coast.
Tybee Island's beaches, tidal creeks, and marshes make boat days and beach days part of normal life.

History.
The historic district is famous for its squares, live oaks, and beautifully preserved architecture.

"Living on the coast? Ask these early."

- [ ] Is the home in a flood zone, and is flood insurance required?
- [ ] Is there an elevation certificate?
- [ ] What are the wind and hurricane deductibles?
- [ ] How has the property handled past storms?

Where I'd eat first

Peregrin, Husk, Marbled & Fin, Emporium, and The Wyld.

A few of my Savannah Love Languages. Ask me for more, I'm always trying somewhere new.

02 *Porches & Postcodes*

My five favorite neighborhoods

Isle of Hope

A historic waterfront village on the Skidaway River with live oaks, porches, and a real small-town feel, just minutes from the city.

Historic homes along Bluff Drive, right next to Wormsloe, with a marina for boaters.

> *Perfect for water lovers who want history and a close-knit community.*

Ardsley Park

Classic midtown living with tree-lined streets, early 1900s architecture, and an easy drive downtown.

A historic district full of character homes, near Daffin Park and midtown shops.

> *Perfect for architecture lovers, families, and evening walkers.*

The Landings

A gated community on Skidaway Island built around golf, boating, and an active club life.

Six golf courses, marinas, trails, and club amenities, near Skidaway Island State Park.

> *Perfect for golfers, boaters, second-home buyers, and amenity lovers.*

Historic Downtown

The famous squares, cobblestones, and iron balconies, with restaurants and shops right outside your door.

22 squares, Forsyth Park, and a walk to River Street, in a National Historic Landmark District.

> *Perfect for walkability, historic homes, and lock-and-leave living.*

Wilmington Island

Relaxed island living between Savannah and Tybee with marsh views, boat days, and a laid-back pace.

Marsh and river views, quick trips to Tybee's beaches, popular with boaters and golfers.

> *Perfect for boating, beach days, and waterfront living.*

Also helping clients in Richmond Hill and across the greater Savannah area.

Find your fit

Circle what matters most, then bring this page to our first call.

If you love	*Start with*
Life on the water	Isle of Hope or Wilmington Island
Walking to dinner	Historic Downtown
Golf and amenities	The Landings
Historic charm	Ardsley Park or Isle of Hope
Beach days	Wilmington Island

My must-haves

- ☐ Bedrooms ____ Bathrooms ____
- ☐ Budget range _____
- ☐ On the water or a water view
- ☐ Walkable to restaurants
- ☐ A yard or outdoor space
- ☐ Garage or off-street parking
- ☐ Room for a home office
- ☐ Pool, golf, or a marina nearby

My timeline

- ☐ Target move date _____
- ☐ Primary home or second home
- ☐ Need to sell a home first
- ☐ Already talking with a lender

Notes

03 *Shopping from afar*

Buying from out of state

Lots of my clients start their search from somewhere else. Here's how I make it feel easy.

Live video tours.
I walk every room with you on FaceTime and answer questions in real time.

Neighborhood drive-throughs.
See the street, the neighbors, and the drive to the grocery store.

Trusted introductions.
Lenders, inspectors, and insurance agents who know the coast.

Closing coordination.
I'll work with the closing attorney on signing options if you can't be here.

A sample scouting day

1. **Morning**
   Coffee downtown and a walk through the squares and Forsyth Park.
2. **Late morning**
   Midtown and Ardsley Park, then out to Isle of Hope and Bluff Drive.
3. **Afternoon**
   Skidaway Island and The Landings, then over to Wilmington Island.
4. **Evening**
   Sunset by the water and dinner at one of my favorite spots.

Your first 30 days

- [ ] Get your Georgia driver's license within 30 days
- [ ] Register your car with the county tag office
- [ ] Set up power, water, trash, and internet
- [ ] Update your address with USPS and your bank
- [ ] File for homestead exemption on your primary home
- [ ] Look into schools for your address
- [ ] Know your hurricane evacuation zone
- [ ] Try all five of my restaurant picks

Let's find your spot.

Set up a video call and I'll build a plan, and a tour day, around what matters most to you.

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