

194 SAVANNAH DRIVE

Waterfront Home On The Savannah River and Lake Thurmond \$799,000



This elegant 4 bedroom home has charm, character, quality and most important, practicality built into every room. It is situated and designed to take advantage of roughly 270



degrees of waterfront views. There are two wrap around covered porches with a large



Exterior: Brick with Hardi-Plank siding, soffits and trim. Double pane low-e windows. Copper roof accents and chimney cap. Aluminum gutters with leaf guards and underground drains. Circular drive with guest parking.

Landscaping: Extensive landscaping includes rip-rap seawall, brick and block walkways encircle house connecting with timber & gravel steps to dock, two arbors, separate water me-



Only eighteen percent of the 1200 miles of shoreline is zoned for limited development. Out of those developed areas, relatively few are lakefront home sites. None of the other residential developments on the lake offer the level of amenities available in Savannah Lakes. This lot has approximately 380 feet of rip-rapped shoreline. It is adjacent to common and corps property offering space and seclusion. It is situated on the main channel of the Savannah River area of Lake Thurmond with broad views and water depths of



between 40 and 60 feet. A natural beach/cove is conveniently located along the south side of the property. At the back of the property are steps leading to the covered dock which is equipped with a boat lift. Purchase of this home includes membership in the Savannah Lakes Village Community. There are no initiation fees. You can enjoy the 2 golf courses (NGA pro tour site). There is also a recreation center with tennis courts, bocce ball, 4-lane bowling facility, fitness room, indoor and outdoor pools, sauna and a large multi-purpose room for events and activities. For those who enjoy the shooting sports, there is also a pistol/light

There is generous molding throughout the home. The main floor has a large den with 12' ceiling and large masonry fireplace, office with 12' coffer ceilings, large kitchen with upgraded appliances, double ovens, microwave, TV nook, and a 5-burner gas stove. The laundry room located just off the kitchen has extra cabinet space and a wine cooler. This home offers abundant recessed lighting, solid core interior doors, a variety of ceiling styles, six bay windows, and two large masonry fireplaces. The main level has 5 inch wide, white oak floors with an abundance of windows. Approximately 5,650 HSF and over 7,415 total SF under roof. The main floor has 2,370 HSF plus 800 SF of covered porches. The Terrace Level or walkout basement has 2,345 HSF and 620



Entrance & Foyer: A covered 15' x 15' front porch leads to the large 12' x 16' Entry Foyer with 12' ceiling, heavy crown molding, wainscoting, coat closet and ½ bath with antique vanity, tile floor and bead board walls below the chair rail. The opening to the living room is framed with large columns and a header beam, reminiscent of the center beam in old homes, that extends into the staircase leading to the third floor office, bonus rooms and walk-in attic.



Living Room: Just off the main foyer, the 21' x 22' living room features a 12' ceiling, two walls of windows overlooking the upper rear porch and the lake. A large masonry fireplace, with custom glass doors and mantel, flanked by built-in book cases anchors the room.



Dining Room: The 14' x 16' dining room has a bead board tray ceiling and windows on two walls overlooking the lake.



There are two wrap around covered porches with a large screen porch overlooking the main channel of the Savannah River, Lake Thurmond. Ceiling fans are in the screened porch as well as the covered Porches

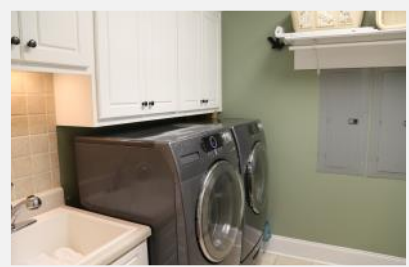


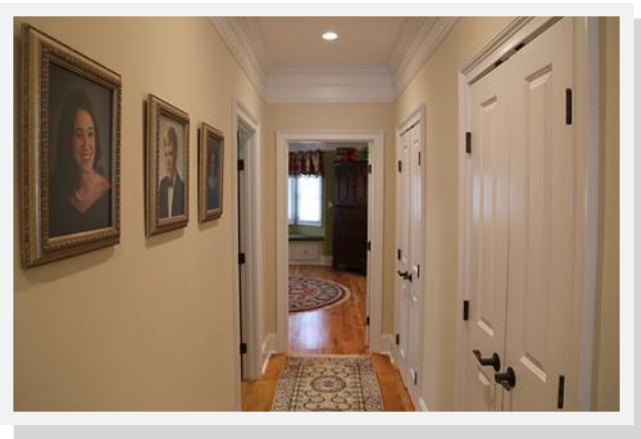
Parlor: Double French doors lead from the main foyer to the 15' x 15' Office/Parlor which features a 12' coffered ceiling, large bay window with transoms, crown molding and wainscoting.

Kitchen: A gourmet's delight, this 19' x 14' kitchen features granite counter tops, tile back splash, quality stainless steel appliances, large center island with five burner gas range serviced by a 250 gallon buried propane tank, abundant recessed lighting in ceiling, Double Ovens, and an abundance of upper and lower soft close cabinets, plus a large bay window with three basin sink overlooking the main lake.



Laundry: Conveniently located at the garage entrance to the kitchen, the 8' x 10' laundry includes tile floor, large utility sink, under counter wine cooler plus plenty of cabinets and



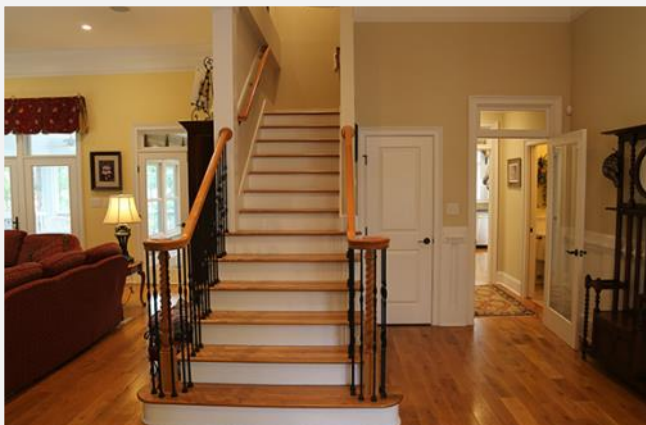


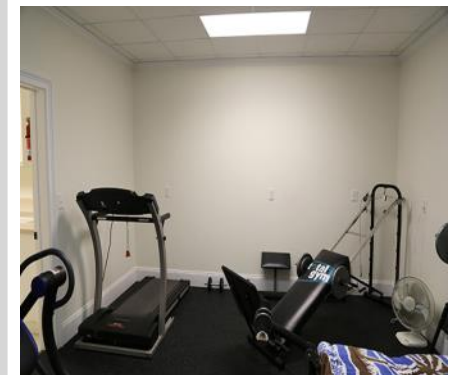
The owner's suite is also located on the main floor. The bedroom has a beautiful tray ceiling and a large window seat in the bay window. There is a large walk-in closet and 3 smaller hall closets in the hallway of the suite area for extra storage. The bath has a cathedral ceiling with his and hers vanities, jetted hot tub and a shower with a large seat.



Third Floor (Approximately 650 Heated Sq. Ft)

The third floor is serviced by a dedicated HV/AC System and includes a 6' x 9' foyer, a 16' x 17' room with triple wide window with views of the south lawn and the lake, A 12' x 14' room with two dormers facing the courtyard and a large walk-in attic with abundant storage.





Family Room: The 21' x 22' Family Room has two walls of windows viewing the 12' x 48' covered lower rear porch, the back yard and the lake. The Family Room also includes a masonry fireplace with custom glass doors, a built-in wet bar with refrigerator, microwave and entertainment center with 5.1 Surround Sound Speakers.

Gym: The Gym is approx. 13' x 13' with 3/8" rubber floor tiles, a flat screen TV wall mount and walk in closet.

Work Shop: The work shop is approx. 10' x 22' with base cabinets, wall cabinets, utility sink, two exhaust vents and exterior door to the 12' x 20' utility pad and south lawn.

Mechanical Room: The mechanical room includes two 50 gallon water heaters plumbed in series so that one can be turned off when not required, control panel for the central station security system, patch panel for "Home Run" Telephone and Cable TV wiring, the HV/AC unit for the terrace level and storage.



Terrace Level (Approx. 2,345 Heated Sq. Ft + 620 Sq. Ft Covered Porch

The terrace level includes three bedrooms, a 16' x 18 with Bay Window and Bench Seat, a 16' x 14' with Bay Window and Bench Seat and a 12' x 19'. All three have walk-in closets and ceiling fans. There are two full baths with single basin vanities, cast iron tubs, cultured marble shower surrounds & linen closets.



194 Savannah Drive Located On The Savannah River

Dock Out Your Back Door, This Could Be You!



Listing Agency: Savannah River Realty

For more information call:

Michael Sherard 864-443-2220 Office

864-379-4565 Cell

Website: www.sclakeandgolf.com

Blog: www.slvtalks.com



***4503 Us Hwy 378 W, McCormick, SC
29835***