

# 206 Fern Lane -\$456,900. Golf Home



- ◆ Built 2008
- ◆ 3 Bedrooms—3 baths
- ◆ .630 Acres —No.12 F/way
- ◆ 3,400 HSF Approximately
- ◆ Covered Patio-164 sq.. ft.
- ◆ 11 Ceiling Fans
- ◆ Gourmet Kitchen
- ◆ Great Room-16' ceilings
- ◆ Stone Fireplace/mantel
- ◆ Screened Porch.200 sq. ft.
- ◆ Hardwood floors
- ◆ Work Shop-.05 bath/sink
- ◆ All season Sunroom
- ◆ Office—250 sq. ft.
- ◆ Bonus Room-400 sq.ft
- ◆ Oversized garage, numerous windows
- ◆ 2 HVAC Systems
- ◆ Landscaped, brick retaining walls- 8 Hose Bibbs-3 collapsible
- ◆ Irrigation System
- ◆ Brick-Hardiplank
- ◆ Architectural Shingles
- ◆ Paved Driveway
- ◆ Public Water/Sewer

Lot 14-Block 3-Magnolia



Savannah River Realty 864-443-2220



# SAVANNAH RIVER REALTY INC. 864-443-2220

Gorgeous golf front home built in 2008, on a very large 0.63 acres lot, located on No. 12 Fairway, Tara Course. The entry Porch takes you into this beautiful home and catches a breath taking view of the golf course through large 16' high window wall. This ultra-custom home is approximately 3,400 HSF Main floor has 3 bedrooms, 2.5 baths, Large bonus room with a separate large office for two desks and file cabinets, semi-private with French doors. All hardwood floors throughout the house (includes Bonus Room, customized wall trim and Office Area) except for the main floor bathrooms, and laundry area which have upgraded ceramic tile. The remaining 0.5 bathroom has hardwood floors. Large oversized 2 car garage with a separate area for your golf cart, jet skis, or small boat. Three garage doors on separate control system. All downstairs ceilings are 10' or greater, oversized crown molding and baseboards throughout. Large stone to ceiling fireplace, built in bookcase in the Great Room with a 16' cathedral ceiling, mantel, fully equipped gourmet kitchen opens to the dining room and great room. Granite kitchen counter tops with exceptional customized cabinets, glass surface cook top, stainless steel appliances, and many more kitchen upgrades. Carolina sun room has wet bar, cabinets, refrigerator, ice maker and is adjacent to Great Room and Kitchen area. Complete wired Security System with Control Panel. Oversized driveway with driveway alert system. All downstairs doors handicapped accessible.



Surround Sound in the Great Room with wood trim and built-in book case, Carolina Room, and Dining Room. Central Vacuum System. Master Bedroom and Dining Room have Tray Ceilings. French Doors lead to a covered screened in porch with plenty of room for outdoor furniture. Two separate HVAC systems. Brick retaining walls and cement hardscape. Rainbird Irrigation System (lawn, bushes, and trees)

## **206 FERN LANE AMENITIES FOR REAL ESTATE MARKETING ADVERTISEMENTS**

1. Refer to sheet containing square foot measurements
2. Main Floor— 3 bathrooms and 3 bedrooms
3. Workshop: 0.5 bathroom
4. Golf Lot-0.63 Acres (Number 12 Fairway)
5. Hardwood Floors throughout house (includes Bonus Room and Office Area)
6. All downstairs ceilings 10' or Greater
7. Oversize crown molding and base boards throughout house
8. Eleven Ceiling Fans throughout house
9. Central Vacuum System
10. Complete Wired Security System with Control Panel
11. Driveway Alert System
12. Extensive Outdoor Recessed Lights and Flood Lights
13. Covered Patio -164 SF
14. Extensive landscaping with brick retaining walls
15. Oversized driveway
16. Hose Bibbs-8 (3 are collapsible in ground)-Freeze Proof
17. Exterior Electrical Outlets-6
18. Two separate and independent HVAC Systems
19. Tech Shield
20. Brick house-with Hardiplank
21. Front Porch- Wrought Iron Handrail
22. All downstairs doorways are handicapped accessible.
23. Rainbird Irrigation System (lawn, bushes, and trees)
24. Great Room -16' Cathedral Ceiling
25. Great Room- Stone to Ceiling Fireplace
26. Great Room- Custom Built Fireplace Mantel
27. Great Room- Built In Book Case
28. Great Room- Custom Wood Trim
29. Great Room- Surround Sound- Built in Speakers

- 30.Great Room-Large Gas Ventless Fireplace
- 31.Great Room-Customized Front Door with double dead bolt lock
- 32.Sun Room-16' Cathedral Ceiling
- 33.Sun Room-Wet Bar with imported marble top
- 34.Sun Room -Ice Maker
- 35.Sun Room-Refrigerator (Wine & other beverages)
- 36.Sun Room-Surround Sound-Built in Speakers
- 37.Front Guest Bedroom -13' Cathedral Ceiling
- 38.Dining Room-11' Tray Ceiling
- 39.Dining Room-Rope Lighting & Recessed Lighting
- 40.Dining Room-Surround Sound-Built in Speakers
- 41.Dining Room-French Doors leading to Screened In Porch
- 42.Dining Room-Custom Designed Chair Rail Trim to Baseboard
- 43.Kitchen-Large Gourmet kitchen for entertaining
- 44.Kitchen-Customized storage areas
- 45.Kitchen- All GE top of the line appliances
- 46.Kitchen-Glass Cook Top
- 47.Kitchen-Recessed light fixtures
- 48.Kitchen-Customized Designed Ceramic Tile Backsplash
- 49.Kitchen-Granite Counter Tops
- 50.Pantry-Extensive and large shelf area
- 51.Laundry Room- Washer and Dryer high end
- 52.Laundry Room-Built In Ironing Board
- 53.Laundry Room-Sink
- 54.Laundry Room-Two Separate Storage Areas
- 55.Master Bedroom -11' Tray Ceiling
- 56.Master Bedroom-Large Wall Windows facing Golf Course
- 57.Master Bedroom-Large Walk in Closet
- 58.Master Bedroom-Frosted Glass Entry Door
- 59.Master Bath-Two large customized vanity sinks
- 60.Master Bath-Makeup Vanity
- 61.Master Bath-Separate Toilet with pocket door
- 62.Master Bath – Large Roman Shower with wall to tile ceiling

63. Bonus Room-Almost 400 SF
64. Bonus Room- Hardwood Floors
65. Bonus Room- Customized Wall Trim
66. Bonus Room- Adjacent Walk In Attic with extensive storage area
67. Bonus Room- Additional Storage area with door access
68. Office Area- Over 250 SF
69. Office Area- Additional Storage area with door access
70. Workshop- 280 SF
71. Workshop- Extensive electrical outlets
72. Workshop- Built in large workbench and storage shelves
73. Workshop- 0.5 bath with laundry sink
74. Workshop- Double Doors for easy entrance
75. Garage- 889 SF Oversized
76. Garage- Three garage doors on separate controls
77. Garage- Painted Floor
78. Garage- Fluorescent Lights
79. Garage- Numerous windows for sunlight exposure