

118 Hamilton Lane - \$435,000.00



- ◆ Built 2003
- ◆ 3 Bedrooms
- ◆ 2.5 Baths
- ◆ 2934 HSF
- ◆ Covered and Open Deck
- ◆ Fireplace-Gas/Wood
- ◆ Kitchen
- ◆ Granite Counter Tops
- ◆ Breakfast Nook
- ◆ Formal Dining Room
- ◆ Great room
- ◆ Sun Room
- ◆ Carpet-Tile
- ◆ Laundry Room
- ◆ Master Bath
- ◆ Walk-in Closets
- ◆ Architectural Shingles
- ◆ High Ceilings
- ◆ Crown Molding
- ◆ Landscaped
- ◆ Stucco
- ◆ Central Heat/AC
- ◆ Paved Driveway
- ◆ Public Water/Sewer
- ◆ .417 Acres

Lot 9-Block 20-Monticello



Savannah River Realty 864-443-2220

Golf Home No. 3 Fairway –Monticello

SAVANNAH RIVER REALTY INC. 864-443-2220

118 Hamilton Lane is a Stephen Fuller southern home design with some dramatic modifications to enhance the livability and enjoyment of the home. A dramatic 12x15 Sunroom has been added off the Kitchen eating area with a fifteen foot vaulted ceiling. The room is surrounded in light with a total of nine windows including picture style windows to capture the breathtaking elevated view down the 3rd fairway at Monticello and out onto the lake. The main part of the home is accessed through the dramatic entry foyer with eleven foot ceiling and abundant moldings to accent the walls. The formal dining room has a ten foot ceiling with layered crown moldings and judges panel moldings to complement the bright colors. The Great Room captures the views down the fairway with its wall of glass containing two picture windows and French Doors with vanishing screens that fully open. The room has a seventeen foot vaulted ceiling with three dormer windows at the top to add additional light and provide a view of the tree tops further integrating the home's environment into the beauty of the surrounding landscape. The Fireplace is decorative stone all the way to the ceiling and features a vent free gas log system with blower. The open kitchen features custom Alderwood cabinets with abundant pullouts and storage areas. The counter top is granite with a tile backsplash. The built in micro wave, oven and warming drawer is housed in a custom cabinet in a convenient location. The over sized Garage is 24X40 with its own separate storage area. The attic of the garage is completely open and has a plywood floor. Storage into the attic is facilitated by the Versa-Lift system which mechanically raises heavy objects into the abundant attic storage.

