

# 112 Rutledge \$199,900 Interior Home



- ◆ Built 2012
- ◆ 4 Bedrooms
- ◆ 2 Baths
- ◆ 2252 HSF
- ◆ Gas Fireplace
- ◆ Eat In Kitchen
- ◆ Granite Counter Tops
- ◆ Kitchen Appliances
- ◆ Abundant Custom Cabinets
- ◆ Pantry
- ◆ Formal Dining Room
- ◆ Large Living room
- ◆ Recessed Lighting
- ◆ Ceiling Fans
- ◆ Cathedral Ceilings
- ◆ Crown Molding
- ◆ Tiled Custom Shower
- ◆ Unfinished Sun-room
- ◆ Utility Room
- ◆ Central Air/Heat Pump
- ◆ Landscaped
- ◆ Irrigation System
- ◆ Large Deck
- ◆ Beautiful Gardens
- ◆ Architectural Shingles
- ◆ Paved Driveway
- ◆ Public Water/Sewer
- ◆ 2 Car Garage
- ◆ One Level

Lot 13 Block 39 Magnolia



Beautiful Home in Savannah Lakes Village

SAVANNAH RIVER REALTY INC. 864-443-2220

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We all know how important location is in relation to real estate. That could mean several things to different folks so let me tell you why we believe this is one of the most unique locations in Savannah Lakes Village: A golf cart ride to the Tara Country Club, Just down the street to the Clubs Restaurant. A walk out your backyard to the Activity Center: Swimming pools, bowling, weight room, tennis courts, bocce ball, pickleball, arts and crafts room, massage therapist, small library, ballroom and so much more, all just a minute away. This is an exceptional home with a some hidden treasures, arched doorways, custom tiled shower, an unfinished year round sunroom and a large eat-in kitchen.

Entering the home you will love the large tiled foyer that lets you look straight through the large family room. A vaulted ceiling emphasizes the expanse of the family room. An arched area defines a space off the living room and kitchen that could be a separate seating space. The kitchen has plenty of cabinets as well as granite counters. It's always nice to have a window above the sink, and lets not forget the pantry. The kitchen can be entered from two sides making it very easy to have a formal gathering as well with a separate dining room just to the side.

All of the bedrooms are fairly spacious but the master is extremely large. This suite has a tray ceiling, large walk-in closet, and a custom made tiled bathroom.

The owner had intended to complete a year round sunroom but circumstances did not allow the completion. This is a great space, and once completed will add to the overall layout of the home.

