

313 Coastal Cove \$125,000. Town Home



- ◆ Built 1993
- ◆ 2 Bedrooms
- ◆ 2 Baths
- ◆ 1252 HSF
- ◆ Gas/or wood Fireplace
- ◆ Eat In Kitchen
- ◆ Dining Area
- ◆ Large Living room
- ◆ Ceiling Fans
- ◆ Tile floors in Great room, kitchen and baths
- ◆ Utility Room
- ◆ Central Air/Heat Pump New 2015
- ◆ Landscaped
- ◆ Back Deck
- ◆ New Shingles 2010
- ◆ Paved Driveway
- ◆ Public Water/Sewer
- ◆ One Level
- ◆ Sells Furnished
- ◆ All outside maintenance taken care of by association.

Lot 24 Block 15 Tara



Beautiful Home in Savannah Lakes Village

SAVANNAH RIVER REALTY INC. 864-443-2220

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This 2 Bedroom 2 bath town home is one lot off the lake and sells completely furnished. Has always been a second/vacation home for the current owners and that retirement is near want to move to larger lake home. This town home is perfect for 2nd home and is in an area that will be good income producer as a rental. The hotel and restaurant in that area is under new ownership and will be opening soon and the SLV Marina is just a short walk if you want to keep your boat near by. All rights and privileges to Savannah Lakes comes with ownership as well as the membership to both 18 hole courses and the 23,000 SF Health and Fitness center. There is a small users fee to use these facilities. Outside maintenance is a thing of the pass with these duplex town homes.

The SLV town house association takes care of everything from the rook to the grounds. Just look at this partial list of what is covered: Grass cutting and edging, mulching and weed control of all shrubs and beds, pruning of shrubs, lawn sprinkler system water bill is on a separate meter also includes all system maintenance, roof replacement and repairs (Roofs were replaced in 2010), Periodic cleaning of gutters and down spouts, Deck treatment, Painting exterior of buildings, power wash yearly, termite protection and control, trash pick up, bookkeeping, association management services, Insurance coverage building and liability. All this and more for \$480.00 per quarter or \$160.00 per month.

You can see when your down for vacations all your time will be golfing, fishing boating and eating at one of our 2 on site restaurants not working outside. The 4 lane bowling alley, the indoor and outdoor pools exercise room and the tennis and pickle ball courts are only a 5 minute drive from this beautiful unit.

The home has ceramic tile floors in great room, kitchen and baths and the 2 bedrooms has carpet. This house sells completely furnished and the membership transfers to the new owners. Savannah lakes is on the cusp of exploding with our new developers now on site so don't wait till the prices start rising even more than they have, call now and let me show you this perfect vacation, second home or rental property before it is gone.

