

131 Lake Ridge Drive-\$349,000.00



- ◆ Built 2000-
- ◆ 3 Bedrooms
- ◆ 2,5 Baths
- ◆ 2800 HSF
- ◆ Fireplace—gas
- ◆ Kitchen
- ◆ Breakfast Nook
- ◆ Formal Dining Room
- ◆ Family Room
- ◆ Den (Lower level)
- ◆ Laundry Room
- ◆ Pantry
- ◆ Front Porch
- ◆ Crown Molding
- ◆ Sun room
- ◆ Two Levels
- ◆ Central Air/Heat Pump
- ◆ Central Vacuum
- ◆ Public Water/Sewer
- ◆ Garage
- ◆ Dock
- ◆ Cart Storage
- ◆ .357 Acres

Lot 15—Block 59—Shenandoah



Savannah River Realty 864-443-2220

Great Lake Front Home in Shenandoah

SAVANNAH RIVER REALTY INC. 864-443-2220

Lakefront living is one of the most desirable lifestyles. Often the prices are so over ones budget the dream becomes unattainable until now. Consider this 2,800 SF Lake Home located in the Shenandoah Subdivision. Nestled in among a National Forest on one of the largest lakes east of the Mississippi, this waterfront home could be just what you have been looking for. Located on a quiet street with lots of great neighbors, you'll have a whole new world awaiting you right out your back door. The cove at full pool is 10 feet deep leading directly into Little River which has an average depth of about 40 to 45 feet deep. A 24 foot covered dock transfers with the house saving you a cost of \$17,500. Now lets talk about this 3 Bedroom 2 1/2 bath home. The condition of this home in a word is immaculate. Owners have kept the home in perfect shape. Within the last 5 years a new roof was installed along with a HVAC and water heater. The house has never had smokers, pets or children and is in pristine shape. Some of the many upgrades to this home include a central vac system, 81 gallon water heater, crown molding throughout the home, Gas Logs with remote, 9-13 foot ceilings, large workshop and so much more. The year round sun room was completed a few years back in which the owners took an existing screened porch and had it converted. The windows have a heat shield between the panes for that extra insulation. The lower level is set up as a den or an extra bedroom with a half bathroom. It is even plumbed for a sink as well as wired with 220 volt if one wanted to install a stove. This could be perfect for a mother n law suite or craft/exercise/sewing room.

