

# 135 Bereau Dr. \$1,050,000 Lake Home



- ◆ Built 2002
- ◆ 3 Bedrooms/ 2 Offices /Plus
- ◆ 5.5 Bathrooms
- ◆ 4970 HSF Plus
- ◆ Great Room/Tongue & Groove Ceiling
- ◆ Stacked Stone Fire Place
- ◆ Formal Dining Room
- ◆ Eat-In Kitchen
- ◆ Granite Counter Tops
- ◆ Stainless Steel Appliances
- ◆ 2 Thermador Wall Ovens
- Appliance Garage 2
- Built-in Wet Bar
- Subzero Refrigerator/Freezer
- Built in Microwave
- Soft Close Drawers
- Pull Out Shelving in Kitchen
- Eat-at-Bar
- Ceiling Fans
- Casement Windows
- Double Tray Ceilings
- His and Her Baths
- His and Hers Closets
- Extended Toilet Heights
- Jacuzzi Bathtub
- Mohen and Kohler Faucets
- Recessed Lighting
- Adobe Fireplace
- Cedar Siding
- Irrigation System
- Outdoor Fireplace
- 2 Water Meters
- 40 Year Shingles
- 3 Heat Pumps
- Circular Driveway
- Security System

Stand Alone Garage/Workshop

Lot 39 Block 1 Savannah Point



- Swimming Pool/Children's Pool
- Outdoor Pool Bathroom
- Outdoor Covered Bar
- Mature Landscaping
- Surround Sound
- Skylights
- Dry Stacked Stone-Faced Retaining Wall



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# SAVANNAH RIVER REALTY INC. 864-443-2220

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This unique lake home is a show stopper in a community that facilitates the lifestyle you desire. Imagine looking out an expanse of windows at two pools with the lake shimmering in the background. With awesome views from most of the rooms in this home, the beauty doesn't stop there. The architecture is so stunning, it's hard to determine what is more spectacular, the inside views or the outside. I would say you have the best of both worlds, a home that will take your breath away and enchanting water views!

So, let's step into the core of the home, the great room. As you take it all in, I am sure your eyes will go back and forth from the massive stacked stone fireplace, the 24-foot-high wooden ceiling to the wall of windows bringing the outside in with full views of the patio, two pools, and the lake. And then you feel it, such a large but casual, comfortable great room. The centerpiece of this area is the mantel and cherrywood cabinets on either side.

The kitchen will rival any showroom display for luxury homes, from the extended height granite countertops, solid cherry cabinets, soft close drawers to a Subzero refrigerator/ freezer. You will be thrilled to also have a Thermador gas range with 4 burners, a griddle, and a grill. Add to the list a custom Thermador hood with warming shelves, a roof-mounted three-speed exhaust fan, two built-in convection ovens, microwave, dishwasher to even a powered dumbwaiter going to the lower level. If you love to entertain you will appreciate the indoor wet bar and wine cooler combined in this kitchen design. All kitchen appliances are stainless steel professional grade. And to round it all off, two, backlit, handmade stained glass cabinet doors provide a unique kitchen accent.

A cozy but sunny casual eating area and seating space with skylights are adjacent to the kitchen. There are spectacular views of the patio, pools, and lake from this seating area.

Directly off the kitchen, you'll find a very spacious formal dining room with its illuminated, double tray ceiling and accent lighting on all four walls. The chandelier is copper with natural alabaster globes.

The beautiful design carries over to the master suite wing of this home. The wing includes the master bedroom with seating area and adobe fireplace, double tray ceiling with accent lighting, separate his/her bathrooms with large walk-in showers, his/her walk-in closets, and a large sunken Jacuzzi.

On the opposite side of the home, you will find the guest room wing of the house that includes two bedrooms and two office spaces. The larger office can be easily converted into a den or a third bedroom. Both of the bedrooms and the larger office space have their own full bathrooms and walk-in closets.

Moving to the lower level you enter the game/ family room. There is plenty of space in this lower area to get creative if you like: create a space just for those special items you've collected, add another bedroom, or maybe an unbelievable second entertaining area. This level also has its own full bath, storage area, and Hobby Shop/WorkShop. A two-car garage is also accessible from this level. There is a concealed elevator shaft between the main floor and the garage. The elevator cab and lifting equipment can be installed at a later date if needed. From the garage, you can enter directly into the work-shop through two double doors.

I would be remiss if I did not bring attention to the outdoor living space you will enjoy in this home. The outdoor entertainment/pool area is encircled by the home, beautiful gardens, and fencing with two access gates. Adjustable fountains cascade into the two pools. The smaller, circular pool is approximately 20" deep making it a perfect child's pool. The large freeform pool incorporates an in-floor vacuum system, eliminating the need for a troublesome robotic cleaning device. Both pools can be heated with their 300,000BTU LPG heater. The removable cartridge filtration system incorporates a computer-controlled chlorine generator, which converts salt in the water to the desired amount of natural chlorine. Chemical smell and feel are virtually nonexistent. This system is fully automatic. In the evening, the pools can be illuminated with their full-color fiber optic lighting systems. A specific color can be selected or the full spectrum of color can cycle through each pool. Additionally, the surrounding gardens have their own low voltage LED lights. The covered



pool bar/fireplace area is ideal for entertaining day or night. The stone-topped wet bar has built-in display cases, cabinets, and a refrigerator. The fireplace has a built-in LPG fire starter to eliminate the requirement for kindling. This area also has accent lighting and a large multi-speed ceiling fan. An LPG quick connect allows a portable gas grill to be connected to the home's 500 gallon, buried LPG tank thereby eliminating the need for portable tanks.

The street presence is incredible, with stack stoned pillars framing a glimpse of a stand-alone garage found as you meander down the circular driveway of the property. It is the only one approved in the village. The detached Garage/Shop is well lit with a workbench running the full width of the rear wall. It is fully heated with its own two LPG heaters, has both 110V and 220V power, and has a shop sink with hot and cold water. The two 7,000 pound lifts, tools, tool chests, a compressor, and various other items are not included in the property sale but may be discussed as a separate issue. (For Sale Separately) Any car enthusiast will appreciate a custom garage that can park four cars! Even the circular driveway was designed to make it easy to protect your precious cargo while coming and going. And just beyond your backyard, you will find the 1,200 miles of shoreline of Lake Thurmond



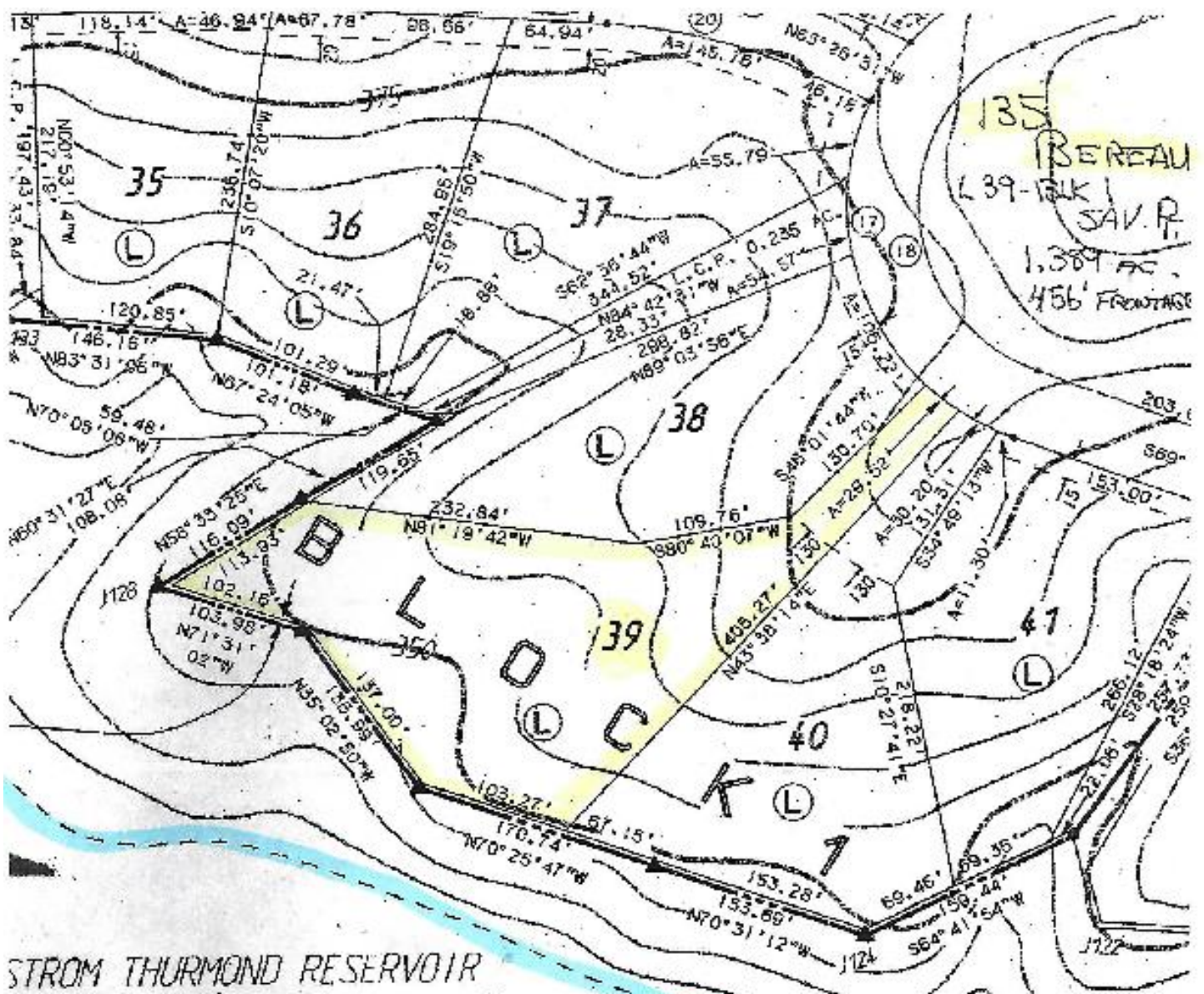
- Main floor 4,200+/- sq.ft.
- Lower level game room/sleeping area 770+/- sq.ft.
- Lower level storage space 1,050+/- sq.ft.
- Lower level shop/hobby space 940+/- sq.ft.
- Two car garage, 24'X24'+/-, in main structure



- Separate, heated, garage/hobby shop, 28'X30'+/-, with space for four vehicles, two on four post hydraulic lifts of 7,000lbs.+ capacity each (For Sale Separately).
- Main floor includes kitchen, great room, sun room/eating area, dining room, three bedrooms, two offices (one could become an additional bedroom or den), two fireplaces, five full bathrooms and one half bath.
- Lower level includes large game room, separate sleeping area, full bathroom, storage space, hobby space.
- In the event that there are current, or potentially future individual disability requirements, all interior doors are at least 3' wide, internal door handles are levers rather than round knobs, one bathroom has extra blocking in the wall to accommodate a tub lift and there is a concealed elevator shaft between the main floor and the drive under garage. The elevator cab and lifting equipment can be installed at a later date if needed.
- Rear of home overlooks two pools and Lake Thurmond
- Pool patio includes covered entertaining area, wet bar with stone top and built-in display cases and refrigerator, fireplace, heated and air conditioned half bath, fountains, and separate room for pool pumps and related equipment.
- This is all situated on a fully irrigated, beautifully landscaped lot of 1.39+/- acres, with 342'+/- abutting Army Corps Of Engineers' land. This equates to approximately 550'+/- of shoreline on Lake Thurmond.

All exterior walls are of 2X6 construction with steel beams, posts or plates in high load areas.

- Siding is naturally preserved cedar.
- Over 67 tons of Carolina dry stacked stone provide dramatic accents such as walls, pillars fireplaces and chimneys.
- All windows are "High E" rated, double glazed, inert gas filled, IR coated and tinted.
- Roofing is 40 year, architectural grade, asphalt shingles with full ridge and soffit venting. All roof trim and main beam caps are copper sheeting.
- Three High efficiency heat pumps.
- Pressure side of plumbing is heavy gauge copper and drain side is PVC.



STROM THURMOND RESERVOIR