

# 108 Epworth Lane , Golf Home \$479,960



- ◆ Built 2003
- ◆ 3 Bedrooms & Library/Office
- ◆ 2.5 Baths
- ◆ 3388 HSF/2178 Main Level
- ◆ Hardwoods. Carpet , Tile
- ◆ Two Family Rooms
- ◆ Large Formal Dining Room
- ◆ Eat in Gourmet Kitchen w/ Custom Made Cabinets
- ◆ Granite Counter Tops/Island
- ◆ Gas Fireplace w/ Imported Tiles
- ◆ Vaulted ceiling
- ◆ Laundry room
- ◆ .743 Acres
- ◆ Sun Screened Room
- ◆ Anderson Energy Efficient Windows
- ◆ Large Master Suite on Main Level
- ◆ Deck and Lower Patio
- ◆ Lower Level Finished w/ Family Room ,Two Bedrooms, and Full Bath
- ◆ All Brick
- ◆ Paved Driveway
- ◆ Landscaped
- ◆ Irrigation system
- ◆ Stainless Mesh Gutter Guards
- ◆ 800 sq. ft. 2 Car Garage
- ◆ 2 , 40 Gallon Hot Water Heaters
- ◆ 2 Heat Pumps/ 1 new 2017
- ◆ New Roof 2017

Lot 4 Block 36 Monticello



Savannah River Realty



Beautiful golf home with expansive views of golf greens and water features. Located on the 18th fairway of the famous Monticello golf course, this home is built on an elevated lot and has been designed to take advantage of the views from almost every room. Oak hardwood floors throughout most of the upper and lower levels. With 3 bedrooms and 2.5 baths, this home has a great flow and sought after open floor plan.



The extra-large dining room can accommodate any size table and buffet set. A superb office with built-in cabinets and matching desk opens to the great room. The great room has a gas fireplace faced with imported tile, built in cabinets, and a beautiful tray ceiling. A modern kitchen adjoins the great room and a breakfast nook with sensational views. The low maintenance composite deck and screened-in sun porch overlook the golf course and ponds.



The master suite on the main level is bright and spacious and opens up onto the screen porch with panoramic views of the course and ponds. The master bath is extra spacious, has a soaking tub, double vanities, and a beautiful custom shower.

Lower level has a second great room with a kitchen/bar, 2 additional bedrooms, a full bath, abundance of storage, and a workshop.

A two-car “plus” garage has plenty of extra space for a golf cart and more.

