

\$549,000 Lake Home



- ◆ Built 1995
- ◆ Family Room
- ◆ 3 Bedrooms Suites
- ◆ 3 Baths
- ◆ Office/Study
- ◆ 2691HSF
- ◆ 1,600 storage/workshop
- ◆ Hickory Hardwood-Tile
- ◆ Kitchen-Dining Area
- ◆ Granite Counter Tops
- ◆ Fireplace, Gas ; Repurposed Wood Surround
- ◆ Covered Patio Lower Level
- ◆ Year Round Sun Room
- ◆ Deck for Grilling
- ◆ Crown Molding
- ◆ Roman Tiled Shower
- ◆ Tinted Back Windows
- ◆ Fruit Trees
- ◆ Central Air/Heat Pump
- ◆ .556 acres
- ◆ Professionally Landscaped
- ◆ Fire Pit/Walkway
- ◆ Architectural Shingles 2014
- ◆ 2 Car garage
- ◆ Two Levels
- ◆ Invisible Fence
- ◆ Irrigation System
- ◆ Two Water Meters
- ◆ Outside Spickets/ On second Water Meter
- ◆ Retaining Walls
- ◆ Paved Driveway
- ◆ Public Water
- ◆ Public Sewer

Lot 7-75-Shenandoah



213 Leroy Circle

Dock Included

Available Boatlift for Sale



RESORT LIVING ON THE LAKE

SAVANNAH RIVER REALTY INC. 864-443-2220

A completely updated lake home has just come on the market that has all the upgrades, colors, and open floor plan everyone is looking for. If you are looking for that WOW factor but believe you have been priced out of the market, then look at 213 Leroy Cr.

Built in 1995, this waterfront home is just like purchasing a brand new, custom-built home, without the price tag! So let me tell you what I am talking about.

Along with professional landscaping, a long driveway, and a beautiful water fountain, all make to create a spectacular street presence. Sitting on over a half-acre of property with a 24 foot covered dock off your back yard makes life so much more enjoyable if you are a lake and outdoors person. You even have fruit trees and berry bushes in your backyard that are almost virtually carefree.

Walk-in and you are greeted with an array of visuals from a floor to ceiling stone fireplace, an expanse of windows looking out to the lake, and enchanting views of the backyard and forest. The modern-day colors are so pleasing to the eye and accented with a texture like repurposed wood that you find flanking the fireplace. Nothing but stunning! The living room and kitchen flow seamlessly into each other giving you that cozy, great for entertaining, and oh so relaxing feeling.

The kitchen has not only visual appeal with gorgeous granite, wood cabinets, modern stove top but it also has all the bells and whistles of a well-thought-out kitchen. It is roomy, has a view of the lake, a built-in wall oven, and microwave, stainless steel appliances, to lots of counter space and cabinets.

Off the living room is the year-round sunroom where I am sure you will find this a place you reconnect with each other often. Sit and watch the ever-changing views of the lake & enjoy having your coffee in the morning as the birds wake up with you. No matter how you look at it, what a wonderful space to have.

The backyard and lower-level covered patio space is the perfect place to entertain and get back to enjoying nature. Not to mention the fabulous firepit made to entertain around and get the best views of the lake. There is even a swing in the space just for relaxing and enjoying life.

This is a must-see home, it could never be duplicated at this price so call now,

Bob or Theresa Bryan.

2018 Upgrades to 213 Leroy Circle

Yard

Removal/relocation of most existing trees/shrubbery

Dismantling of block walls & rebuilding along sidewalk & driveway

Dismantling/relocation of concrete curbing

Relandscaping front & back flower beds

Installation of 2 pallets centipede sod in front yard, grading & topsoil

Installation of 2 pallets Zeon Zoysia sod in back yard, grading & top-

Soil

All trees along Corps border trimmed back from our property by

Arborist (per Corps) & hauled to dump

Installation of wooden frame/swing in back yard

Installation of 300' of drainage in front, sides & back yards w/9 catch

Basins

Installation of firepit w/walkway & border grass

Installation of Rainbird irrigation system

Installation of Invisible fence in front & back yards & controller in garage

Installation of separate water meter for irrigation system & backflow

Device

Installation of fountain in front flower bed – Vietnamese pottery,

timer & electrical outlet

Installation of ground cover, new shrubbery and trees

House (Living Level)

Tinting of all windows on back of house

Installation of repurposed wood to either side of fireplace wall

Removal of popcorn ceiling & installation of smooth ceiling

Removal & replacement of existing light fixtures, ceiling fans and bathroom exhaust fans

Removal of all existing flooring & sub-flooring in master bedroom, office &

Front bedroom. Installation of engineered Hickory flooring and ceramic Tile

Removal of entire master bathroom & replacement of toilet, stick-built

Vanity, mirror, sheetrock, solid oak barn door w/wrought iron fixtures, walk-in

Open shower, plumbing, electrical, shower & sink fixtures, handicapped grab

Bars

Entire living level walls – repair of sheetrock and painted

All woodwork removed, replaced & painted. Door frames, shoe molding &

Crown molding added & painted in Livingroom & Kitchen

Complete fireplace stripped down & cultured stones added to outer fireplace

& Hearth. New repurposed wood mantel added, new gas logs & new gas line

Installed

New front door & 2 side lights installed

Fabric blackout shades installed in all windows

Cultured stone added to front porch & 4 end corners

Non-skid 4x4" tile added to front porch & steps

6' x 52.5" plate glass window & frame added to sunroom

New guttering installed on front of house

Repurposed wood gate installed at head of basement stairs

Repurposed wood cap board installed length of basement stairs

New wooden handrail installed on basement stairway

LED lighting added to stairway & tray ceiling in Master bedroom

Repurposed wood added to Master bedroom tray ceiling

Master bedroom closet completely rebuilt to specifications & painted

Front bedroom closet, hall linen closet & foyer coat closets completely

rebuilt & painted



Kitchen granite repaired & polished, cooktop granite cut to fit new drop
in cooktop & new drop in cooktop installed

Total expenditures.....\$136,000