

# 306 St Andrews, Lake Home \$ 785,000



- ◆ Built 1998
- ◆ Lake Home 2 Levels
- ◆ 3 Bedrooms, Plus Office
- ◆ 2.5 Baths
- ◆ 3838 HSF
- ◆ Heat Pump 2
- ◆ Luxury Vinyl, Tile, Carpet
- ◆ Eat-In Kitchen
- ◆ Beverage Cooler
- ◆ Two Built-in Wall Ovens
- ◆ New Stainless Steel Appliances
- ◆ New Roof 2020
- ◆ Granit Counter Tops
- ◆ Vaulted Ceiling
- ◆ Year Round Glass Sun Room
- ◆ Double Vanities
- ◆ Walk-in Closet
- ◆ Lower Level
- ◆ Workshop
- ◆ Large Laundry Rm
- ◆ Landscaped
- ◆ 2 Car Garage
- ◆ Golf Storage
- ◆ Open Deck
- ◆ Stone & Vinyl

## Lot 16-66-Tara



Covered Dock less then 50' from back yard

Great Water View with Large Back Yard

SAVANNAH RIVER REALTY INC. 864-379-1009

# Breath Taking Views of the Lake From Every Room

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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. This waterfront home has that WOW factor from the moment you walk through the doors. The warm grey colors relax you, the stone fireplace brings thoughts of romance and cozy winter nights, and the views of the lake inspire your imagination! So let's take a walk through 306 St. Andrews and have a closer look at why this home is so sensational.

Built in 1998, this waterfront home is just like purchasing a new, custom-built home, except finding a lake lot with these kinds of views to build on is now almost non-existent on Lake Thurmond. A long paved driveway, mature trees, and views of the lake, all make to create a spectacular street presence. Sitting on .664 of an acre of property with a 24 foot covered dock within about 50 feet from your backyard, life is so much more enjoyable. Enjoy a sense of freedom being able to swim, boat, fish, or just sit around the outdoor firepit anytime you please, it is all right there for you! 306 St. Andrews offers an idyllic living environment that is so hard to find.



The living room, kitchen, and year-round sunroom flow seamlessly into each other giving you that cozy, great for entertaining, and oh so relaxing feeling. The kitchen is very spacious with all new stainless steel appliances, white cabinets, granite countertops, and lots of counter space. What is amazing about this home, all of these rooms have huge views of the water and all are open to one another. They all have access to the incredible Trex deck that has plenty of space for furniture, grilling, and even another firepit. The quality of the finishes guarantees exceptional living comfort.

I would have to say the sunroom will probably become the room you don't want to leave. Imagine a room of almost all windows, sitting high up looking at an unobstructed view of the lake. Words can not describe the beauty except to say, this contemporary setting, interweaving interiors and exteriors with great

finesse will be something you will never tire of.

The master suite is located on the main level and again, has a breathtaking view of the water. What a fabulous way to wake up in the morning, with access to the deck, why not step outside and enjoy your morning coffee while listening to the birds and watching the ever-changing views of the lake. This room is extra spacious with a high tray ceiling, lots of natural light, and a huge master bath. Double vanities, a large soaking tub, a gorgeous walk-in tiled shower, and a walk-in closet you will love, there is nothing you will want to change.

The lower level accommodates a family room with a bar area, three bedrooms, a full bath, plus a workshop. Again, views of the lake from almost every room. 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.

The panoramic views of the lake, seamless living layout, gathering and entertaining spaces everywhere, combined with the area's range of all-season activities, are the undeniable assets that make this property a unique opportunity.

