

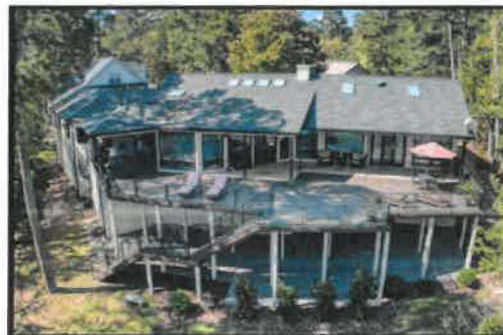
# Savannah Lakes Village

## 317 Kingfisher Point, McCormick, SC



This desirable 3BR/3.5BA, one-story waterfront luxury home, located on Lake Thurmond in Savannah Lakes Village sits on a private lot and has recently been renovated and updated. This major transition included new stucco and stone façade, roof, windows, skylights, HVAC systems, deck, garage doors, lighting, and so much more.

Offered at \$990,900



When pulling up to this sprawling one-story home, you will be captivated by its simplicity, yet impeccable taste of architectural detail and elements used. The long driveway brings you down to a pathway of Belgard pavers that lead you up to the wide front steps and Brazilian teak wood that surrounds this spacious entryway. Located on a point and surrounded by the National Forests beauty, this nostalgic, peaceful environment offers an active lifestyle for the golfer, boater or enthusiast, or just simply a place to relax with friends and enjoy the stunning sunsets. This diamond in the rough is truly a one of a kind "gem".

Call Bob or Theresa Bryan  
864-379-1009

SAVANNAH LAKES  
VILLAGE REAL ESTATE  
Listing Agency

# More about this waterfront "One-of-a-Kind" gem...

When entering through the front door, you are met with stunning views of the Lake and the pouring in of natural light that literally will take your breath away. A large foyer opens up into a great room with 16' vaulted ceilings, porcelain weathered wood floors, a granite surround gas fireplace, fully equipped wet bar, motorized shaded skylights, built-ins, and floor to ceiling windows looking out onto the lake. An expansive 900 square foot deck and screened in porch, ideal for entertaining, overlook 200 feet of waterfront and spectacular visual views of the lake. Surrounded by mature pines, a pathway leads you down to the private dock area where your boat slip awaits.

The spacious kitchen is equipped with all new black stainless appliances, a center island, lots of counter space, custom soft close cabinets, and a large butler's pantry. The attached dining room has French doors, granite top built-ins with an access door to the kitchen. There is a game room for entertaining and playing cards with friends and an office for quiet time and business.

The elegant master suite has built-ins, vaulted ceilings, a large sitting area, French doors to the deck, motorized shaded skylights, floor to ceiling windows overlooking the lake, his and hers bath suites, an oversized shower, jetted Jacuzzi tub, custom master closet with entry into a large laundry room with loads of storage; this oasis spells out luxury in its purest form. Wake up to colorful breathtaking sunrises and relax in the evenings with views of picturesque sunsets.

There are two additional large bedrooms with large closets and an abundance of storage in this home! Energy Efficiency was a priority when the owners installed all dual pane, low-emittance windows with plantation shutters, Energy Star Rated appliances, climate controlled, energy efficient HVAC systems, steel insulated garage doors and a whole home water filtration system. The oversized garage has lots of storage and views of the lake and an attached bonus room.

Call today and see if this hidden gem of a home is the one you have been waiting for!  
This is a "must see". Schedule now for your private viewing.



Call Bob or Theresa Bryan  
864-3379-1009

SAVANNAH LAKES VILLAGE  
REAL ESTATE: Listing Agency

## **Renovations to 317 Kingfisher Point**

The following list of renovations were done by the owners in 2020-2021.  
Everything listed was replaced.

### **Exterior**

Stucco  
Windows (Anderson 400 series)  
Flashing  
Soffits  
Fascia  
Stone  
Gutters  
Velux Skylights  
Roof  
Garage Doors  
Front Door and Emkek Hardware  
Front Steps  
Paver Pathway to front door and driveway entry  
Brazilian Teak Surround at Front Door  
Low Voltage Landscape Lighting  
Exterior Lighting  
Landscaping soft and hardscapes, new SOD  
Reworked Irrigation and upgrades, including new drip line  
Garage Window Blinds  
Deck and Deck Stairs, stained yellow pine  
Deck Steel Tubing Railing  
Below Deck Structural 8" beams and custom steel brackets  
Brazilian Teak Deck Ceiling  
Pex irrigation line at deck  
Deck Ceiling Fans  
Porch flooring, framing, screens, lighting and ceiling fan  
Brazilian Teak Porch Ceiling  
20ft Drainage Pipe replaced at side of house, including new rip rap  
Septic System control panel  
(2) Lenox AC units (2018)  
2 exterior fiberglass storage room doors and hardware below house  
Aguasana Whole Home Water Filter System

### **Interior**

Gray Porcelain Tile Flooring  
Solid Core Interior Doors and Hardware  
Door Trim and 6" base  
Remote Skylight Shades  
65 oz. Carpet  
Custom Master Closet  
Master Shower  
Guest Bathroom Glass sliding barn door  
Black Stainless Kitchen Appliances  
Jenn Air Cooktop  
Kitchen Hardware  
Reverse Osmosis Water Filter System under Counter Sink  
Light Fixtures throughout home  
Custom Pantry  
Washer/Dryer  
Plantation Shutters and blinds in garage  
French Door to Deck and Hardware  
Sliding Door to Porch  
Paint  
Marble Thresholds  
American Standard Commodes  
Leviton Electrical Smart face plates and outlets  
Ceiling Fans in game room and office