



- ◆ Built 2001
- ◆ 3 Bedrooms
- ◆ 3.5 Baths
- ◆ 3,600 HSF Approx.
- ◆ Hardwoods. Carpet, Tile
- ◆ Two Family Rooms
- ◆ Formal Dining Room
- ◆ Eat in Kitchen
- ◆ Kitchen Island
- ◆ Granite Counter Tops
- ◆ Custom Cabinets
- ◆ Pull-out Shelving
- ◆ Pantry
- ◆ Stainless Steele Appliances
- ◆ Year Round Sun Room
- ◆ Office
- ◆ Walk-in Closets
- ◆ Large Master Suite
- ◆ Double Vanities
- ◆ Central Air/Heat Pump
- ◆ Two Way Fire Place
- ◆ Landscaped
- ◆ 2.5 Car garage
- ◆ Trex Wrap around Deck
- ◆ Stamped Lower Patio
- ◆ Two Levels
- ◆ Brick and Vinyl
- ◆ Paved Driveway
- ◆ .444 Acres
- ◆ Architectural Roof
- ◆ Abundant Storage
- ◆ Custom Lighting
- ◆ Built 2001

Lot 25 Block 34 Monticello



Just steps from the chipping and putting greens of the Monticello golf course, this is one of only two homes in the community with such a unique location.

Savannah River Realty Inc.
Theresa Bryan



Savannah River Realty 864-443-2220

111 Esmont Dr, a stunning brick golf home nestled in the highly sought-after Savannah Lakes Village in South Carolina. This custom built, 3-bedroom, 3.5 bath residence is perfectly positioned across from the prestigious Monticello Country Club, with views of the 9th green. This luxurious residence offers an unparalleled living experience with its elegant design, modern amenities, and idyllic location. Steps from the chipping and putting greens, this is one of only two homes in the community with such a unique location.

Inside discover a spacious and inviting open-concept living area, featuring a beautiful living room, two-way gas fireplace and an abundance of natural light. The high ceiling and expanse of windows gives you incredible views of the course. You'll be immediately captivated by its immaculate design and modern elegance.

The formal dining area flows flawlessly to the kitchen with a stunning custom light fixture.

The kitchen is a chef's dream, complete with beautiful granite countertops, custom cabinets, a central island with cooktop & oven, top-of-the-line Whirlpool stainless steel appliances, & a modern and stylish tiled backsplash. A large walk-in pantry provides ample storage for all your culinary essentials.

An adjacent year-round sun room allows for informal dining and access to a massive wrap around deck overlooking the golf course. With plenty of room both inside and out, hosting dinner parties and family gatherings will be so much fun.

Working from home is a breeze in the dedicated office space. With built-ins that were designed for an office, getting organized will BE EASY.

The master suite, conveniently located on the main floor, serves as a true retreat with a gas fireplace, a double mitered tray ceiling, a large walk-in closet, & doors leading out to the upper deck area.

It's spa-like ensuite bathroom is simply amazing! Double granite vanities, an extra-large roman tiled shower, high end fixtures, a standalone modern bathtub are perfect for unwinding.

One additional bedroom is found on the main floor with another full-size bathroom, ensuring ultimate comfort for family and guests.

Now step into the stylish lower-level area. This designed space offers the perfect blend of comfort, style, and function, making it the ultimate retreat for entertaining, or overnight guests.

The lower level of this home has been cleverly designed to maximize storage capacity. With two extraordinary large closets, this extra storage space ensures that your home remain clutter free making it easier to enjoy your home & keep it organized.

Finally, step outside through the doors that open to the impressive stamped patio. This very large outdoor space is ideal for hosting memorable gatherings or simply unwinding after a long day, all while taking in the captivating views of the Monticello Golf Course.

Before I go, I have to mention the unique garage that can hold two cars and two golf carts and allows golf cart access from the front of the garage or the back. Use the cart garage door out the back and literally you are on the golf course. Exit out the front and you are on your way for a ride through the neighborhood. Plus, you still have plenty of room for storage space to spare.



Home comes with another lot across the street. The owners purchased it for privacy preventing anyone from building in front of them. No cost to new purchaser for the lot. The new owners will be responsible to pay 2 HOA dues. Lot 10 Block 34 Monticello. #.718 Acres. 087-00-34-010.

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1. Custom built by Unireal completed in September 2001.
 - a. No other home like it in Savannah Lakes Village! This unique custom built two level 3 br. 3.5 bath home with an upper level low maintenance deck a lower level walk out patio facing the 9th green of the Monticello golf course.
 - b. One of two homes in Savannah Lakes Village with unique location overlooking 9th Green Monticello Golf course. Just steps to the chipping and putting greens and the Monticello clubhouse.
 - c. Unique garage that allows golf cart access from the front and the back. Literally go out the back and you are on the course. Garage is big enough to easily store two cars and two golf carts shelves for storage, more storage above the garage and more.
2. Major upgrades:
 - a. Large wrap around easy no clean low maintenance deck installed in 2016.
 - b. New 4 ton Trane heat pump, air handler and accessories for upstairs installed in 2016 with transferable limited warranty that expires 1/04/26. Must pay small transfer fee.
 - c. New Owens Corning 30 year architectural roof installed in 2017 by Capital Builders.
 - d. New retractable awning installed to create shade on the upper deck in 2020.
 - e. New kitchen remodel including new granite, sink, fixtures, custom cabinet modification and lighting 2021.
 - f. Complete custom built primary bedroom bath remodel with new floor tile, granite shower, tub, lighting and fixtures 2021.
 - g. New granite installed in guest bath 2021.
 - h. New granite and sink installed on downstairs bar 2021.
 - i. Downstairs bath remodel with new glass enclosed custom built tile shower, new granite, new fixtures and lighting 2021.
 - j. New easy roll up Grabber blinds installed in garage, half bath, laundry room, guest bedroom upstairs, primary bedroom with power activated blind on deck walk out, all lower level windows including lower level bedroom.
3. .718 sq. ft. Lot across the street is also owned by sellers and will convey with home. 2 HOA Dues
4. Other mechanicals/ service/features.
 - a. There are two water heaters located in a large access/ storage area under the home the date of install is unknown but they have been serviced.
 - b. The heat pump for the lower level is believed to be original to the home and has been regularly serviced.
 - c. There is a termite bond on the home from American Termapest.
 - d. The home has been treated quarterly for insects by Wengrow.
 - e. The hvac systems have been maintenance serviced at least once a year.
 - f. Border Magic installed around all exterior beds.
 - g. Exterior ground lighting in the front of the house.
 - h. Fire pit installed in 2020.
 - i. **Owners will make numerous furnishings available for purchase under separate agreement.**