

117 Kirkland Drive Mobile Lake Home \$175,000



- ◆ Built 2000 Lakefront Mobile Home
- ◆ 3 Bedrooms
- ◆ 2 Baths
- ◆ 1,280 Heated Sq Ft
- ◆ Screened Sun porch 12x35
- ◆ Covered Front Porch 10x15
- ◆ Living room 15x16
- ◆ Eat In Kitchen 9x12
- ◆ Laundry Room
- ◆ Pantry
- ◆ Flooring, Carpet and Vynil
- ◆ Washer and Dryer
- ◆ Main Bedroom 14x9
- ◆ Walk-in-Closet
- ◆ Soaking Tub and Shower
- ◆ Ceiling Fan
- ◆ 2nd Bedroom 10x8
- ◆ 3rd Bedroom 13x9
- ◆ Central Air/Heat Pump 2017 .
- ◆ Wood Patio in Backyard
- ◆ Easy walk to Dock
- ◆ Dock
- ◆ .90 Acre
- ◆ Public Water/Septic
- ◆ Strom Thurmond Lake
- ◆ No HOA Fees Gutters
- ◆ 2022

Buffalo Creek Subdivision



Great Way to Spend Your Days, On the Lake

SAVANNAH RIVER REALTY INC. 864-443-2220

Lake Mobile Home on Lake Thurmond with a Dock off Your Backyard!

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Welcome to your enchanting lakeside escape, nestled on a spacious lot in the serene Buffalo Creek Subdivision at Lake Thurmond. This charming single-wide mobile home boasts nearly an acre of land, providing you with the perfect escape from city living.

As you approach the property, you'll be greeted by a delightful 10x15 front-covered porch, inviting you to unwind and bask in the tranquility of your surroundings. The true gem of this home, however, is the enormous 12x35 screened porch facing the lake. Imagine yourself sipping your morning coffee, admiring the glistening waters, and basking in the gentle breeze. It is a perfect spot to entertain!

Boating enthusiasts will be thrilled to discover the conveniently located boat ramp just about a block away, as well as a private boat dock outside your back door. Your aquatic adventures await, whether you prefer fishing, water skiing, or leisurely sunset cruises, it is just a step away.

Inside the home, you'll find a well-maintained, split floor plan featuring three cozy bedrooms and two full baths. A new heat pump was installed in 2017 and a new water heater as well and ensures your comfort year-round, while the included appliances, refrigerator, stove, and dishwasher make for seamless and efficient living.

This exceptional property offers the best of lakeside living at an affordable cost. A new gutter system was installed in 2022. As an added bonus, there are no HOA fees. Don't miss your chance to own a piece of paradise in the heart of Lake Thurmond's Buffalo Creek Subdivision. A place like this is a rare find, and it's ready to become your personal haven.

