

HOMESITE
A 17

PRICE
\$1,440,000

LISTING #
20194786

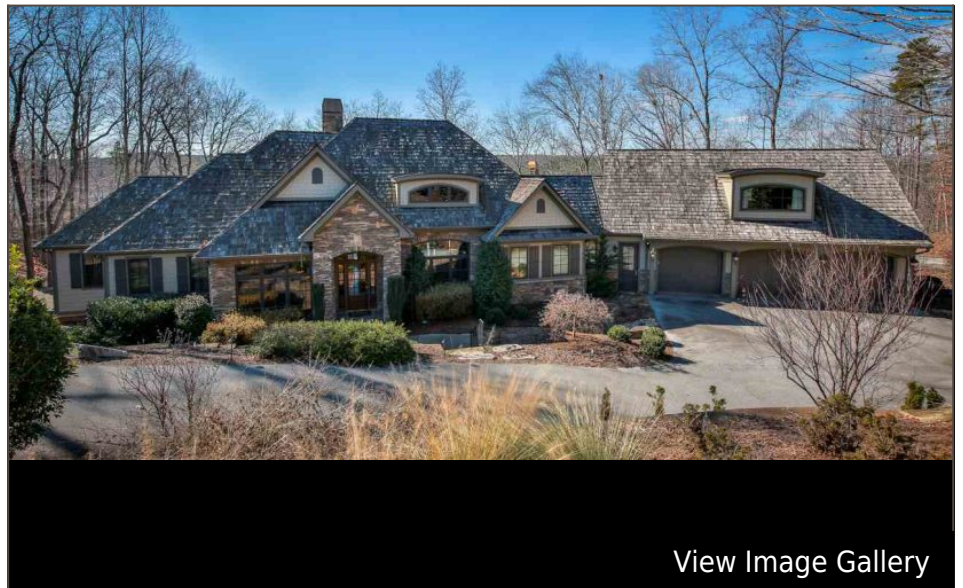
MAIN FEATURES

Bedrooms: 5
Bathrooms: 4 / 1
SQ. FT: 5000-5499
Style: Traditional
Roofing: Composition Shingles, Cedar Shake
Exterior Finish: Cement Planks, Stone
Foundation: Basement
Acres: 0.97
Lakefront: Yes
Lake Features: Dock in Place with Lift

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302 Cool Water Way, Sunset SC 29685

Lakefront view A 17, (5,000 approx sq ft). This gorgeous waterfront home combines 5 bedrooms, 4.5 baths, spacious living spaces and a state of the art chefs kitchen complete with huge granite island, double oven and a Wolf gas range with 8 burners. Formal dining room with private study off of entry. Lake views in every room. The open floor plan is accented by signature touches throughout. This custom-built home has beautiful details and features such as exterior stone accents, massive stone fireplaces, vaulted ceilings and wood flooring. Luxurious living and entertaining spaces that showcase the views from the large windows at the rear of this stunning home. Outdoor entertaining is easy with the screened in porch including a fireplace and an additional open deck for grilling and additional seating. The terrace level has a huge rec room with fireplace, large snacking kitchen with bar, game room and two additional bedroom suites and private bathrooms. Above the 3 car garage there are two additional bedrooms with a private bath. Private boat dock included. Furnishings negotiable. Premier membership.



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MASTER SUITE FEATURES

Master on Main Level
 Shower - Separate
 Exterior Access

Double Sink
 Tub - Jetted
 Fireplace

Full Bath
 Walk-In Closet

INTERIOR FEATURES

Ceiling Fan
Category 5 Wiring
Cathdlr/Raised Ceilings
Attic Stairs-Disappearing
Wet Bar
Garden Tub
Walk-In Shower
Blinds
Laundry Room Sink
Jack and Jill Bath
Connection - Dishwasher

Electric Garage Door
Smoke Detector
Some 9' Ceilings
Connection-Dryer-Electric
Walk-In Closet
Ceilings-Smooth
Alarm System-Owned
Plantation Shutters
French Doors
Central Vacuum
Connection - Ice Maker

Surround Sound Wiring
Gas Logs
Tray Ceilings
Connection - Washer
Jetted Tub
Countertops-Granite
Fireplace - Multiple
Some Window Trtmnts Stay
Built-in Bookcases
Connection-Central Vacuum
Elevator

EXTERIOR FEATURES

Deck
Porch-Screened
Tilt-Out Windows
Satellite Dish

Insulated Windows
Porch-Other
Bay Window
Balcony

Driveway - Asphalt
Underground Irrigation
Landscape Lighting

LOT FEATURES

Wooded
Water Access

Water View

Underground Utilities

ADDITIONAL FEATURES

Age Range: 11-20 Years
Floors: 2
Storage: Basement,Garage

Specialty Rooms: Yes (see below)
Heating: Heat Pump,Multizoned
Garage Capacity: 3

Basement: Yes (see below)
Cooling: Heat Pump,Multizoned

SPECIALTY ROOMS

Breakfast Area
Office/Study

Bonus Room
Formal Dining Room

Living/Dining Combination
Laundry Room

BASEMENT

Yes
Daylight
Cooled

Finished
Full
Ceilings - Smooth

Walkout
Heated
Ceiling - Some 9' +

HOA FEE INCLUDES

Security