

HOMESITE  
**A 59**

PRICE  
**\$695,000**

LISTING #  
**20190944**

## MAIN FEATURES

**Bedrooms:** 4

**Bathrooms:** 4 / 0

**SQ. FT:** 3500-3749

**Style:** Traditional

**Roofing:** Architectural  
Shingles

**Exterior Finish:** Brick, Masonite  
Siding

**Foundation:** Basement

**Acres:** 0.99

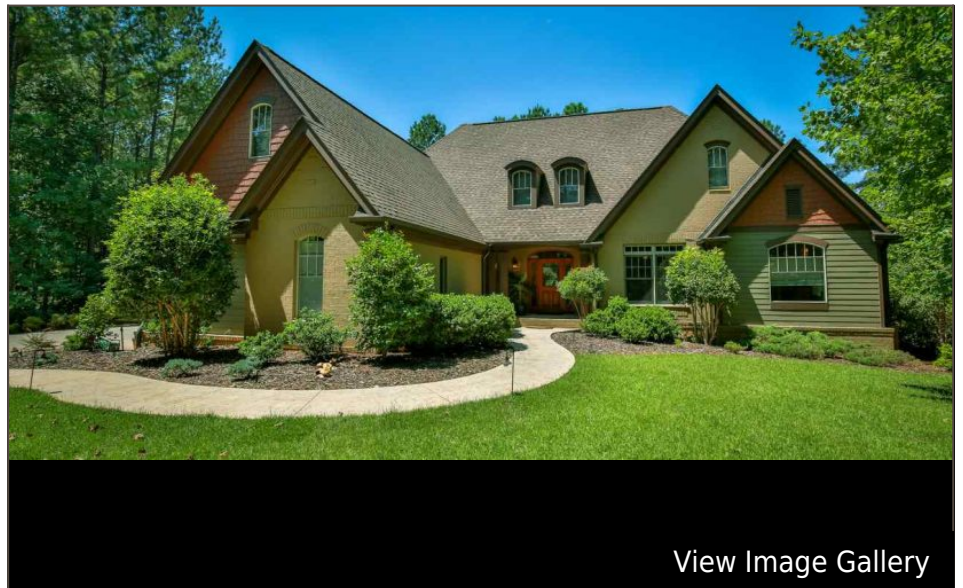
**Lakefront:** No

**Lake Features:** N/A

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## 400 South Point Blvd., Sunset SC 29685

Perched atop a hill crest you'll find this light and bright lovely custom home. Located on a quiet corner property in the conservancy section of The Reserve. Walking distance to Nature Trails and Turkey Ridge Park. French doors and open plan dining room connect with kitchen and breakfast room to create the perfect space for entertaining family and friends. Spacious lower level family room with 2 additional bedrooms and ensuite baths, wood burning fireplace and access to lower patio and fire pit. Main level master suite with private deck. Additional bedroom/ study and bath. All bedrooms have walk in closets and plenty of built in storage. Hardwood flooring, Cathedral & elevated 10 foot + ceilings. Mature gardens and landscaping, hardwoods, majestic pines, irrigation and landscape lighting. Winter lake and mountain views. Premier Membership required.



Search available custom-built, ready-to-move-into homes and cottages. You'll find plenty of lakefront, golf, mountain-view, conservancy and village options from which to choose. Call our Resale Manager, **Lisa Vogel**, today to learn more about a particular home and schedule a private tour, **877.922.5253**.

## MASTER SUITE FEATURES

Master on Main Level  
Shower - Separate  
Tub - Jetted

Double Sink  
Tub - Garden  
Walk-In Closet

Full Bath  
Tub - Separate

## INTERIOR FEATURES

Ceiling Fan

Electric Garage Door

Smoke Detector

Gas Logs  
Connection-Dryer-Electric  
Jetted Tub  
Countertops-Other  
Alarm System-Owned  
Blinds  
French Doors  
Connection - Ice Maker

Cathdrl/Raised Ceilings  
Connection - Washer  
Garden Tub  
Walk-In Shower  
Fireplace  
Some Window Trtmnts Stay  
Built-in Bookcases  
Fireplace-Gas Connection

Attic Stairs-Disappearing  
Walk-In Closet  
Ceilings-Smooth  
Heatalator  
Fireplace - Multiple  
Laundry Room Sink  
Connection - Dishwasher

## EXTERIOR FEATURES

Deck  
Patio  
Palladium Windows  
Wood Windows

Insulated Windows  
Porch-Screened  
Glass Door  
Balcony

Driveway - Concrete  
Underground Irrigation  
Bay Window

## LOT FEATURES

Corner  
Gentle Slope

Level  
Underground Utilities

Wooded  
Shade Trees

## ADDITIONAL FEATURES

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

Specialty Rooms: Yes (see below)  
Heating: Heat Pump,Electricity  
Garage Capacity: 2

Basement: Yes (see below)  
Cooling: Heat Pump

## SPECIALTY ROOMS

Breakfast Area  
Formal Dining Room

Bonus Room

Living/Dining Combination

## BASEMENT

Inside Entrance  
Full

Finished  
Heated

Daylight  
Cooled

Ceilings - Smooth

## HOA FEE INCLUDES

Security

Street Lights