

Information on 341 Southmen Lane, For Sale By Owner

Asking Price: \$285,000.00

Location

- Off of Highway 1 / Augusta Road & Kitti Wake Road on the border of West Columbia and Lexington
- Convenient to I-20, I-26 (& I-77), Lexington, West Columbia, Harbison, and Downtown Columbia
- Neighborhood of 125 Homes with Single Entrance/Exit
- Backyard Adjacent to Wooded Property, Great Privacy

Home Basics

- 4 Bedroom / 3 Bathroom 1700+ SF Residential Home on 1/3 Acre
- Built in 2005, No Roof Replacement
- Mostly Electric, Hot Water Heater (Replaced About 2 Years Ago) & Fireplace on Gas
- Central Heating & Air
- Master Bedroom has Vaulted Ceiling with His & Her Closets
- Master Bathroom has Dual Vanities, Large Closet, Stand Up Shower & Garden Tub
- All Bedrooms have Ceiling Fans
- Open Concept Living Room, Kitchen & Large Dining Room Area
- Lots of Natural Light & Cathedral Ceilings in Living Room
- Gas Fireplace
- Island in Kitchen, Garbage Disposal in Kitchen Sink, Large Pantry
- Fourth Bedroom has Private Full Bathroom (Essentially a Second Master Suite, Minus a Closet)
- Laundry Room with Great Storage

Outdoors

- Exterior Brick & Vinyl Combination
- 440 SF Side Load Garage (20 x 22) & Large Driveway
- Extra Large Shed with Water and Power
- Perennial Landscaping in Front and Sides of Home (and Some Flowers in Back) with Lighting
- Established Garden Structure (Raised Beds with Composted Soil)
- Portion of Backyard Grassed (Mainly Bermuda Grass)

- Portion of Backyard is Wooded with Cleared Underbrush and Large Fire Pit
- Wired for Underground Dog Fence
- Sprinkler System Exists (Not Recently Used)

Standard Utilities & Costs (for 2 Adults)

- HOA Fees - \$185 Annually
- Water – City of West Columbia - \$80 Every Other Month (Annual Backflow Testing Required - \$45)
- Sewer – City of Cayce - \$100 Every Other Month
- Electric – Mid Carolina Electric Coop - \$100-\$200 Monthly (Higher in Summer and Winter, Lower in Fall & Spring)
- Gas – Dominion Energy - \$60 Monthly

Documents

- Home Floor Plan
 - <https://drive.google.com/file/d/1MGOUtANPdxv1JKcjbNEMdyZD5upjE9K/view?usp=sharing>
- Plat
 - https://drive.google.com/file/d/1dGUgwTonC00dCtJxUQisWsD_1T7_7iOY/view?usp=sharing
- Lead Paint Disclosure
 - <https://drive.google.com/file/d/1fddb0jcrjIYPGzvINp1eGFVv1LCvUSjx/view?usp=sharing>
- Property Condition Disclosure
 - <https://drive.google.com/file/d/1xicYaDqv4tsxNBLU516u-50PI9npKItc/view?usp=sharing>
- HOA Declaration
 - https://drive.google.com/file/d/1Mawbu8ea303vizjIn8cqxcPv93V_0vut/view?usp=sharing
- HOA Bylaws
 - <https://drive.google.com/file/d/1HKL5XCZ72z8wuOQglfvU9dxPdShOn0S/view?usp=sharing>
- HOA ARC Document
 - https://drive.google.com/file/d/1VNEW_tckv3jH8mgkDeWSOJ_d7JBZBvi8/view?usp=sharing
- Residential Purchase Agreement Template (Used to Make an Offer)
 - https://drive.google.com/file/d/14Vt1_DBELh_5Lf5nuFG1inm1upZyVqZ7/view?usp=sharing

Interested

- Contact Laura at (864) 918 - 0918, laurafulmer86@gmail.com
- Photos Pending. We are currently moving but you may come see the house anytime schedules align. We will get photos after we move boxes.
- REALATORS: NOT Currently Looking for Realtor, Please Contact ONLY if Requesting a Viewing for a Client

