



117 Joyful Court, Woodruff, 29388, SC

https://homesforsalelistings.net/properties/117-joyful-court/woodruff/sc/29388/MLS_ID_1603367



Price - \$850,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	4	1	2999	0.5600	2027	21 Days

Features

Exterior

- Under Ground Irrigation

Cooling

- Central Air

Heating

- Electric
- Heat Pump

Floors

- Ceramic Tile
- Luxury Vinyl

Roof

- Architectural

Laundry Features

- Sink
- 1st Floor

Appliances

- Dishwasher
- Disposal
- Free-Standing Gas Range
- Refrigerator
- Microwave
- Range Hood
- Gas Water Heater
- Walk-in
- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

Community Features

- Street Lights

Interior Features

- High Ceilings
- Ceiling Fan(s)
- Vaulted Ceiling(s)
- Ceiling - Smooth
- Open Floorplan
- Walk-In Closet(s)
- Split Floor Plan
- Countertops – Quartz
- Pantry
- Pot Filler Faucet

Utilities

- Underground Utilities

Fireplace Features

- Ventless

Other

- Composition
- Street Lights
- Attached
- Concrete
- Garage Door Opener
- Side/Rear Entry
- Key Pad Entry

Lot Features

- 1/2 - Acre
- Corner Lot
- Sprklr In Grnd-Full Yard

Style

- Craftsman

Description

Main-level living meets thoughtful custom design at 117 Joyful Court. Offered as a to-be-built opportunity in Joyful Place, the Hamilton by Adrian B Homes is planned for a level 0.56-acre homesite and offers 2,993 square feet, 3 bedrooms, 4.5 baths, a dedicated office, upstairs flex space and a 3-car side-entry garage. Designed around a split-bedroom layout, all three bedrooms are located on the main level. The primary suite occupies one side of the home, while two generously sized secondary suites are positioned on the opposite side, with the kitchen, dining and living spaces creating natural separation between them. Each secondary bedroom measures approximately 12' x 14' and includes its own private bath with tiled shower, giving family and guests comfortable, private accommodations. At the center of the home, the kitchen opens to the dining area and cathedral-ceiling great room. Cedar beam accents add warmth and architectural character overhead, while a fireplace anchors the living space. Buyers may personalize the fireplace with either a stone hearth or dramatic floor-to-ceiling stone. The kitchen features Adrian B Homes' Elite-level finishes, including quartz countertops, soft-close cabinetry, tile backsplash and GE Café appliances. A large walk-in pantry offers direct access from the garage—an especially convenient detail for bringing groceries straight from the car into the kitchen. The main-level primary suite is generously sized at approximately 13' x 19', with a cathedral ceiling and cedar beam accents continuing the home's warm architectural character. The primary bath features dual vanities, a freestanding tub, tiled walk-in shower, private water closet, linen storage and a large walk-in closet. A dedicated main-level office provides a separate work-from-home space, while a conveniently located powder room serves guests. Above the garage, a flex space with its own full bath and small closet provides additional room for a media space, home gym, hobby room, second office or private guest retreat. Outdoor living continues on the approximately 17' x 10' covered rear porch with ceiling fan, overlooking the level 0.56-acre homesite. The 3-car side-entry garage keeps garage doors away from the front-facing elevation while providing plenty of room for vehicles and storage. Because this home is still in the to-be-built stage, buyers currently have the opportunity to select interior finishes and exterior design elements and may make minor floor-plan modifications, subject to builder approval and construction timelines. The home is planned with Adrian B Homes' Elite-level finish package, allowing buyers to create a finished design that reflects their own style while starting with an elevated specification. Joyful Place combines the character and breathing room of an intimate custom-home community with approximately half-acre homesites, convenient access to Woodruff's walkable Main Street and an easy drive to the greater Greenville-Spartanburg corridor. The \$850,000 list price represents the Hamilton built with Adrian B Homes' Elite-level finish package as currently specified; final pricing may vary based on buyer-selected finishes, upgrades, structural modifications and other customizations. The completed home will also include a Quality Builders Warranty with 1-year workmanship, 2-year systems and 10-year structural coverage.

SEE THIS PROPERTY



James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

Email: jameseschiller@gmail.com

Check On Site



https://homesforsalelistings.net/properties/117-joyful-court/woodruff/sc/29388/MLS_ID_1603367