



187 Caledonia Road, Landrum, 29356, SC

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Price - \$449,900

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1999	1.3000	1982	40 Days

Features

Heating

- Wood Stove
- Baseboard
- Electric
- Heat Pump

Floors

- Ceramic Tile
- Laminate
- Wood

Roof

- Architectural

Laundry Features

Appliances

- In Basement
- Laundry Room
- Dishwasher
- Dryer
- Refrigerator
- Washer
- Electric Oven
- Wood Stove
- Electric Water Heater

Community Features

- Water Access

Interior Features

- Ceiling - Smooth
- Pantry
- Radon System

Fireplace Features

- Wood Burning Stove

Other

- Electric
- Heat Pump
- Lake
- None
- Mountain(s)
- Water
- None
- Circular Driveway
- Gravel
- Driveway
- Workshop in Garage

Lot Features

- 1 - 2 Acres
- Wooded
- Interior Lot

Style

- Bungalow

Description

Rare opportunity to purchase a home in the beautiful community of Lake Lanier in Landrum. This is one of just a handful of properties on Caledonia with year-round lake views. Quiet neighborhood. Add'l lots afford a buffer from the neighbors, or perhaps you want to build an ADU. The main level of the cottage features warm wood floors, with an open living room and dining area that flows into the all-seasons room and kitchen. Just down the hallway is the primary bedroom and bathroom. Enjoy quiet mornings with a cup of coffee on the screened porch while looking out over the third basin of Lake Lanier. The winter views are incredible of the second basin! Downstairs you'll find a den that opens out to a second screened porch with an adjacent covered deck. Just down the hall from the den is the laundry, hall bathroom, and two bedrooms. Large workshop with power is included. Access to private boat ramp via the third basin with \$100 Lake Lanier Civic Association. Conveniently located just minutes from Landrum, Tryon, and hiker's paradise Blue Wall Preserve. Ten rows of blueberries and 6 fig trees make this place sublime in the summer! New roof in 2023, new dishwasher, everything is in tip-top shape and ready for you to start enjoying lake life & a mountain retreat!

SEE THIS PROPERTY



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Check On Site



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