

\$425,000 :: 3 Bedrooms / 3 Bathrooms



Subdivision: Cottages at Harrison Bridge
Middle: Woodmont
School:
High School: Woodmont
Square Feet: 1799
Home Style:
Year Built: 2014
MLS ID: 1538542



Description of property at 15 Edgeridge Court:

Welcome home to 15 Edgeridge Court in Simpsonville, SC on a .25 acre cul-de-sac lot in the well-manicured private and gated community of the Cottages at Harrison Bridge, so conveniently located to shopping and restaurants on Fairview Road with easy access to the interstate! This 3BR/3BA mostly ranch floor plan features a beautiful open great room/dining/kitchen area with the primary bedroom plus one secondary bedroom all on the main level. With approx 1700SF, this layout is functional, spacious, and easy! Lovely hardwood floors span the common living space with a wonderful amount of natural sunlight. The large great room boasts a gas log fireplace surrounded by glass tile. The custom kitchen comes fully equipped with all SS appliances included plus granite countertops, tile backsplash, pantry, and under counter lighting! Step out back to enjoy your morning coffee in this low maintenance screened in porch overlooking one of the largest and nicest lots in the community! The primary suite here features a tray ceiling, a LARGE walk-in closet, and a private bath with dual sinks, ceramic tile floor, and oversized shower. The secondary bedroom and hall bath are nearby as well as a walk-in laundry room. Upstairs you will find the super-sized third bedroom which can be used for multiple purposes and has a full bathroom as well. Make sure to check out the walk-in attic (STORAGE!) space also. Extra attributes of this lovely property include the hardiboard exterior with stone accent, a covered front porch, a BRAND NEW (2023) architectural roof, a transferable termite bond, a spacious two-car garage with opener, freshly repainted interior making it move-in ready, plantation blinds, and much more! In addition, you can enjoy the awesome amenities shared with Victoria Park including pool, playground, and walking trails PLUS your lawn maintenance is included in the \$450 quarterly fee. This one-owner home is super sweet and ready for you! A MUST-SEE FAST! Ask about Special Financing Available!

Lot features

- 1st Floor • Walk-in • Laundry Room • Carpet • Ceramic Tile • Wood • Electric
- Smoke Detector(s) • Dishwasher • Disposal • Self Cleaning Oven • Refrigerator • Range
- Microwave • Gas Water Heater • Common Areas • Gated • Street Lights • Playground • Pool
- Lawn Maintenance • Walking Trails • Maintenance Grounds • Pool • Street Lights
- Restrictive Covenants • High Ceilings • Ceiling Fan(s) • Ceiling - Smooth • Tray Ceiling(s)
- Granite Counters • Open Floorplan • Walk-In Closet(s) • Pantry • Underground Utilities
- Cable Available • Gas Log • Window Treatments • Tilt Out Windows • Vinyl/Aluminum Trim
- Insulated Windows • 1/2 Acre Or Less • Cul-De-Sac • Sidewalk • Few Trees • Craftsman

