

**\$929,832 :: 3 Bedrooms / 2.5 Bathrooms**



**Subdivision:** Vineyard Lakes  
**Middle School:** Haut Gap  
**High School:** St. Johns  
**Square Feet:** 2331  
**Home Style:**  
**Year Built:** 2024  
**MLS ID:** 24002218



**Description of property at 2988 Lodge Berry Lane:**

CONSTRUCTION IS ROLLING AT VINEYARD LAKES!!! Lot 14 will feature the Berkeley floor plan with everything you need on the first floor - downstairs primary bedroom, downstairs home office, downstairs laundry, 2 upstairs guest rooms with loft area & an attached 2 car garage. The lot is 1.05 acres with over half of the lot being high ground and has 2 gorgeous live oaks. The community will consist of just 14 homes surrounding a 5+ acre lake tucked off River Road on Johns Island. UPGRADES in the base price include: extra wide covered back porch looking over the lake ~ primary bathroom upgrade with free standing tub & enlarged shower ~ gas fireplace ~ utility sink in garage ~ glass doors into the home office and more. Features include quartz counters, tankless water heater and more. At this time, any pre-sale home in Vineyard Lakes comes with a \$25,000 design center credit and buyers get 5 hours of consultation with the amazing design team....full information on included features is below:  
**INTERIOR FEATURES:** 5 or 7" luxury plank flooring in the main living areas ~ hardwood stairs treads ~ high quality carpet in the bedrooms, stairs and second floor ~ ceramic tile in bathrooms and laundry ~ 9' smooth ceilings ~ 5" baseboards ~ window and door casing included ~ choice of door hardware and door style ~ home automation system ~ Sherman Williams paint with 1 wall color, 1 trim color and 1 ceiling color. **CONSTRUCTION SERVICES:** 5 hours with the Design Team to choose your home selections ~ pre-construction, pre-drywall and homeowner orientation meetings ~ 1 year builder warranty ~ termite bond **ENERGY EFFICIENT FEATURES:** tankless water heater ~ radiant roof barrier ~ 15 SEER Lennox HVAC unit ~ programmable thermostats ~ Low VOC paint ~ Low-E single hung windows. **KITCHEN FEATURES:** quartz or granite countertops ~ 42" upper cabinets with molding and choice of stains ~ curated cabinet hardware ~ stainless steel appliances ~ garbage disposal ~ 50/50 undermount sink ~ soft closer drawers and cabinets **BATHROOM FEATURES:** 36" stained cabinets with quartz or granite countertops ~ dual vanity in the primary bathroom ~ walk-in shower with tile walls in primary bathroom ~ fiberglass tub/shower combo in guest bath ~ elongated dual flush toilets ~ ceramic tile floors in all bathrooms ~ Delta Trinsic single-hold faucets in Chrome **EXTERIOR FEATURES:** cement fiber siding, trim & soffit ~ metal roof accent per plan ~ fiberglass painted front door ~ 30-year architectural shingles ~ screens in all windows ~ two hose bibs ~ concrete porch per plan **GARAGE:** garage is per plan and includes door openers and keyless entry pad

**Lot features**

- High Ceilings
- Gas Log
- Garden Tub/Shower
- Kitchen Island
- Family
- One
- 1 - 2 Acres
- Ceramic Tile
- Ceiling - Smooth
- Walk-In Closet(s)
- Berkeley Elect Co-Op
- Traditional
- Lake Front
- Living/Dining Combo
- Office
- Living Room
- .5 - 1 Acre
- Loft
- Walk-In Closet(s)

**This listing was provided courtesy of Carolina One Real Estate**

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