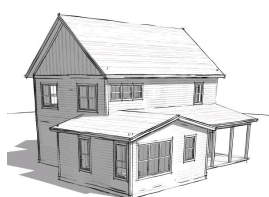
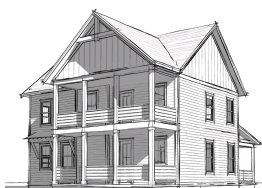


\$853,370 :: 3 Bedrooms / 2.5 Bathrooms



Subdivision: Vineyard Lakes
Middle School: Haut Gap
High School: St. Johns
Square Feet: 2362
Home Style:
Year Built: 2024
MLS ID: 24006422



Description of property at 2982 Lodge Berry Lane:

Welcome to Vineyard Lakes and lot 13 features the AWAKE floorplan with a detached 2 car garage. With a double front porch and a rear back porch, this home has the classic Lowcountry look & feel. The first floor features the primary bedroom & bathroom, an open living, dining and kitchen area plus a home office, walk-in pantry and a foyer area at the entrance. On the second floor, there are two spacious bedrooms with a guest bath with a dual vanity plus a large loft area with access to the second story front porch, Each porch with either had lake or wooded views and a perfect location for a rocking chair on a peaceful evening. Other features included 9' ceilings on both floors, a large kitchen island, optional gas fireplace PLUS a \$25,000 design center credit to spend on options in the home Each 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" luxury plank flooring in the main living areas ~ 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 toilets ~ ceramic tile floors in all bathrooms ~ Delta single-hole faucets in Chrome **EXTERIOR FEATURES:** cement fiber siding, trim and soffit ~ metal roof accents per plan ~ fir wood front door ~ 30-year architectural shingles ~ screens in all windows ~ two hose bibs ~ concrete porch per plan **GARAGE:** detached two car garage with door openers and keyless entry pad

Lot features

- Ceramic Tile • Laminate • Lake Front • Ceiling - Smooth • High Ceilings • Kitchen Island
- Walk-In Closet(s) • Family • Living/Dining Combo • Loft • Office • Pantry
- Berkeley Elect Co-Op • .5 - 1 Acre • 0 - .5 Acre • Traditional • Walk-In Closet(s)

This listing was provided courtesy of Carolina One Real Estate

https://homesforsalelistings.net/properties/2982-lodge-berry-lane/johns-island/sc/29455/MLS_ID_24006422

