



**Subdivision:**  
**Middle School:** Harleyville/Ridgeville  
**High School:** Woodland  
**Square Feet:** 1559  
**Home Style:**  
**Year Built:** 1950  
**MLS ID:** 24016981



**Description of property at 3123 Wire Road:**

SELLER OFFERING, \$5K buyer paid closing costs with an acceptable offer and as part of the sales contract. Have you been looking for that perfect place, away from the hustle and bustle for your own sanctuary? Well, look no further than this private oasis consisting of nearly 4 acres, a lovely home, multiple outbuildings, a fenced in garden area, 1/4 acre fully fenced area for livestock, and so much more. Located just 10-15 minutes from the heart of St. George and about 35-40 minutes to Summerville you'll be close by to all your shopping and dining needs but in a peaceful quiet setting. As you come up the charming southern porch you're greeted by lovely wood floors and a welcoming living room complete with a wood burning fireplace. To the left you'll find your two secondary bedrooms and through the living room you'll also find a separate dining room that could be used for multiple uses. Towards the back of the home you will find a spacious kitchen with built-ins for additional storage and ample counter and cabinet space. To the left of the kitchen is your guest bathroom and past that is your primary bedroom and bathroom. At the very back of the home is a sun room leading to where you'll spend the majority of your time .. the "backyard". It's more than that, it's where you can have family gatherings, enjoy your children running and playing outside and everything in between. There is wooden privacy fencing at the front and sides of the property to allow the utmost of privacy and security for your two and four legged loved ones. There are several outbuildings on the property including an air conditioned shed that was converted into a home office space. There is also a fenced area for a fresh garden with raised beds already in place along with multiple types of fruit bearing trees and bushes as well. Including fig trees, blueberry bushes, an elderberry tree, and many more. This is a true homestead if you want it to be. The property backs up to woods and a horse farm. On the secondary lot there is also about a quarter acre that has been fully fenced and ready for livestock. The current owner had planned to build a barn there and should the new owner desire the framing can stay in place or it can be removed. The exterior of the home was painted about 4 years ago, metal roof installed in 2019, and fiber optic internet is in place on this property including the home office. Don't let this one get away!!

**Lot features**

- Lawn Well
- Wood
- Family
- Separate Dining
- Sun
- Edisto Electric
- Living Room
- One Wood Burning
- 2 - 5 Acres
- Wooded
- Ranch