

44 Double Creek Road 4.8 Acre Estate Edgefield County, SC

- * **2,060 heated square ft**
- * **Horse Barn**
- * **Long Paved Frontage**
- * **3 Bedrooms 2 baths**
- * **Spacious open floor plan**
- * **Large rear porch**
- * **Great Location**
- * **Convenient to recreation**



**Located near Mount Vintage
and Sumter National Forest
in beautiful Edgefield County,
South Carolina.**

\$269,500.00



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Property shown by appointment only!

Description: The perfect country home awaits you in the verdant fields of Edgefield County, SC. The 4.80 acres of land is mostly manicured pasture with two surrounding creeks for watering horses or just providing the relaxation you have longed for. Sit on your back porch and just watch time go by.

The home was constructed in 2006 and has all the features you would expect in new construction. Double paned window panes, modern and energy saving insulation. The hardwood floors will accentuate your fine furniture. The open floor plan gives a perception of space instead of the crowded spaces so often found in modern construction. The double front doors open into the great room, which is very spacious and is central to the home. It is highlighted by a fireplace which is currently set to burn wood but is equipped to handle gas logs, if you prefer. The elegant dining room overlooks the front yard and is convenient to the kitchen. The 9' ceilings give the aura of space.

The kitchen is large by any standard with a striking center island. The flat surface cooktop unit includes a built-in downdraft ventilation system. The oven is self-cleaning. The side by side refrigerator unit is included in the sale. The sale includes a built-in microwave and dishwasher. A window over the double sinks makes for a cheery cleanup.

Laundry is a snap with a super large utility room with extra room for clothing storage.

The master bedroom is spacious with a great view of the pastures on the rear of the property. A large walk-in closet provides plenty of storage. The master bathroom is accentuated by the clawfoot freestanding bathtub. A shower unit gives the owner a bathing alternative. The master bedroom is located away from the other bedrooms giving privacy to the master quarters.

The two additional bedrooms are bright and airy with plenty of window space. The second bathroom has been upgraded to include heated floor tiles and extra lighting. The transom window provides light from outdoors.

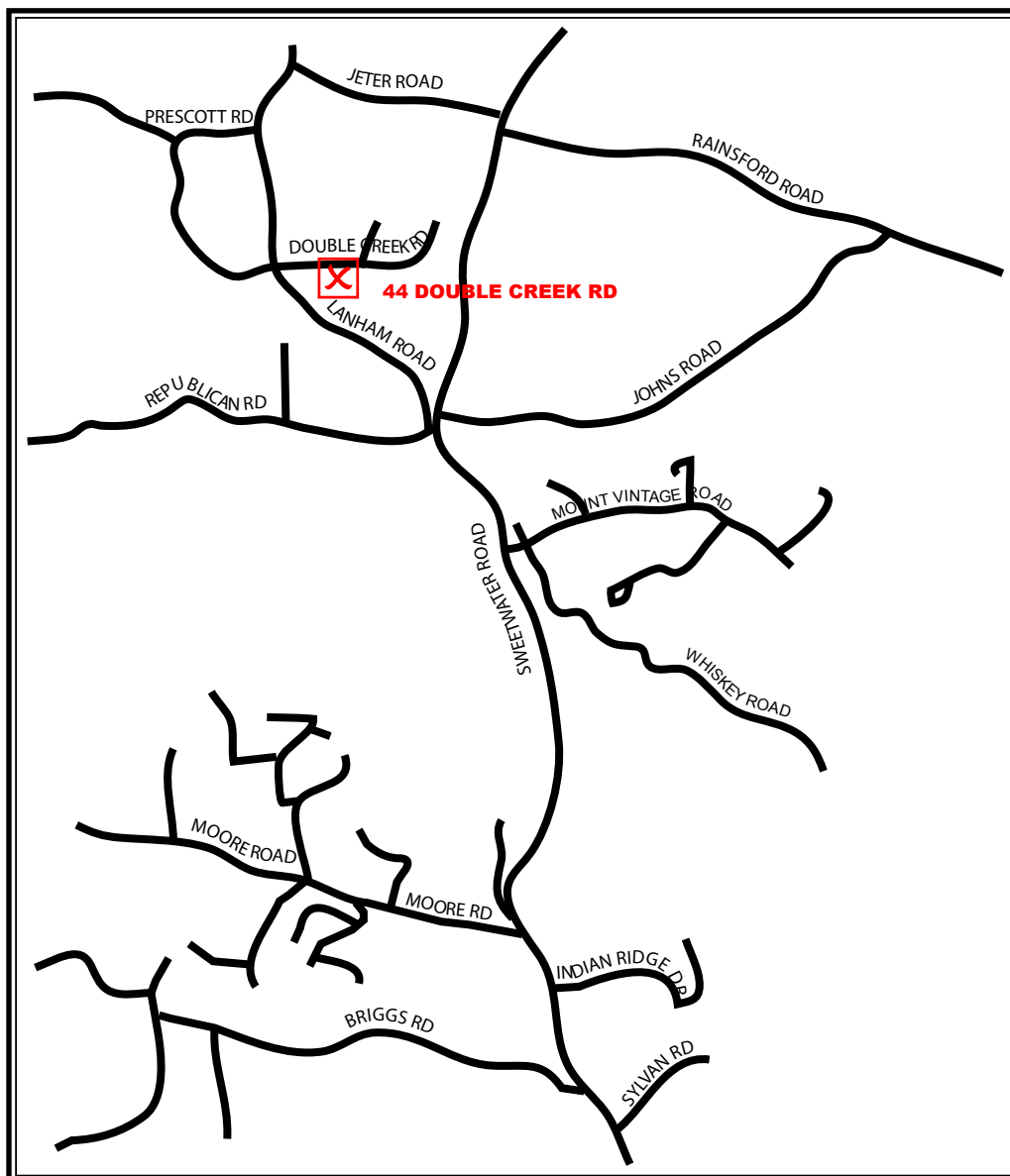
The heating and cooling system is provided by a central heat pump system known for its high efficiency and economical energy consumption.

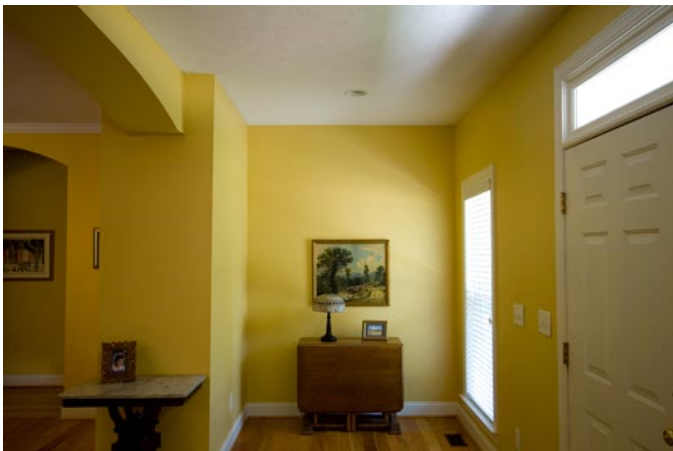
Bring your horses! The four stall horse barn needs a little care but it is functionally sound and ready for your horses. The two boundary creeks provide an excellent water supply. Over 500' of paved road frontage makes this property a real show place.

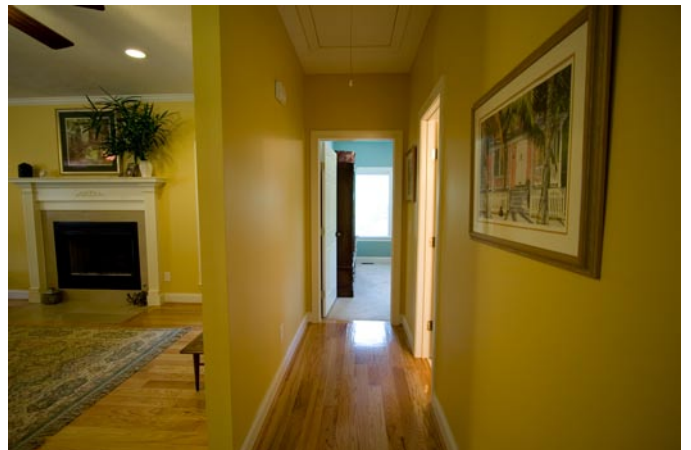
Price and terms: \$269,500.00 cash or we can help you arrange financing. Buy now while the interest rates are still low.

Directions from Augusta, GA: From Washington Road and I-20 head East towards South Carolina, travel 6.9 miles and take exit 5 for US-25/S Carolina 121/Edgefield toward Johnston. Turn left at S Carolina 121 N/US-25 N/Edgefield Rd for 1.6 miles. Turn left at Sweetwater Rd for 7.6 miles. Turn left at Republican Rd for 213 ft. Take the 1st right onto Lanham Rd 1.3 miles. Turn right at Double Creek Road for 0.3 miles. Property is on the right.

Directions from Aiken, SC: From US 1 and US 78, head northwest on US-1 S/US-78 W/Augusta Aiken Rd/Richland Ave W toward Laurens St NW. Continue to follow US-1 S/US-78 W for 8.3 miles. Turn right at Sudlow Lake Rd for 4.6 miles. Turn left at Ascauga Lake Rd for 1.1 miles. Turn right at S Carolina 121 N/US-25 N/Edgefield Rd for 2.1 miles. Turn left at Sweetwater Rd for 7.6 miles. Turn left at Republican Rd for 213 ft. Take the 1st right onto Lanham Rd for 1.3 miles. Turn right at Double Creek Rd for 0.3 miles. Property will be on the right.









Double Creek Road

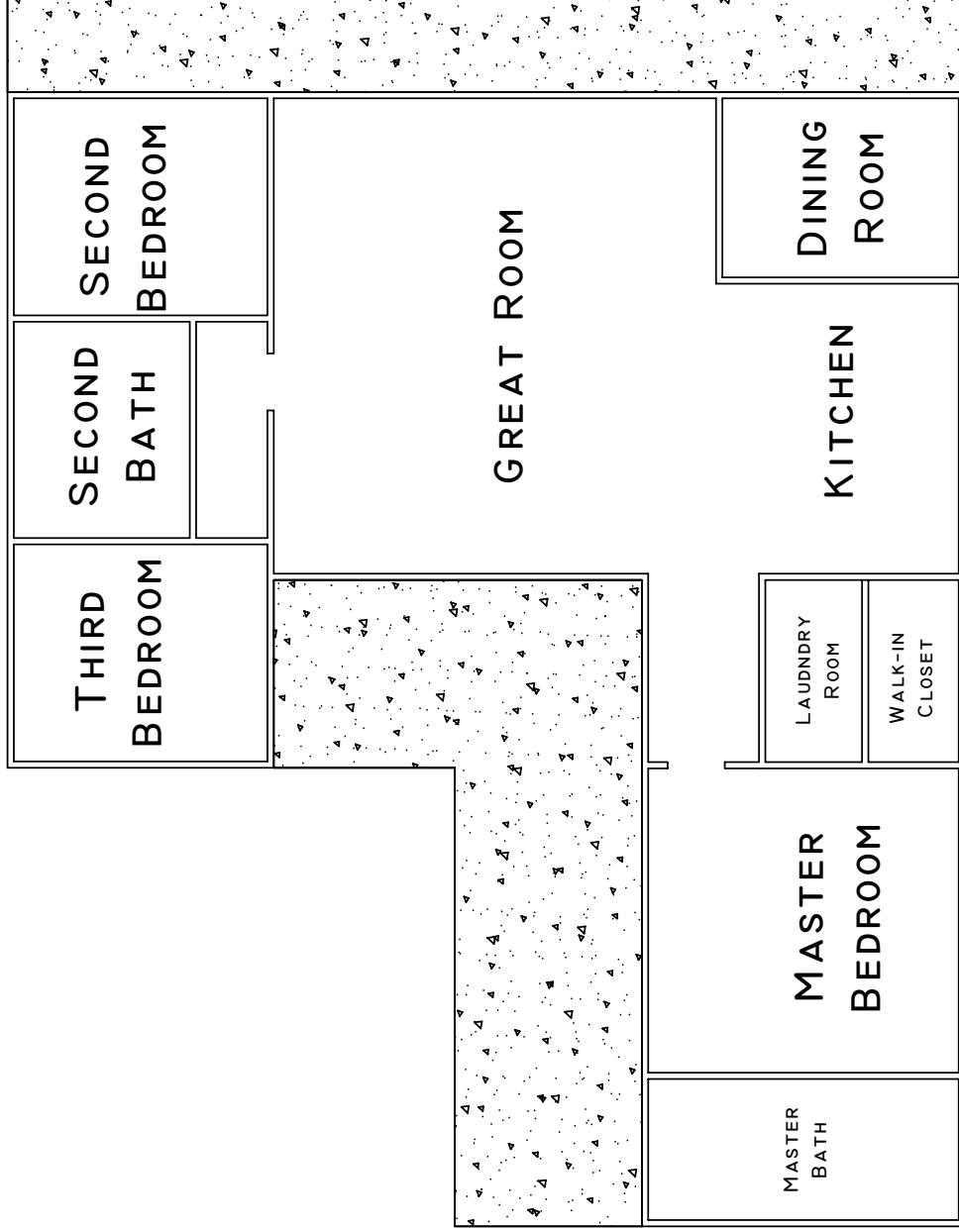
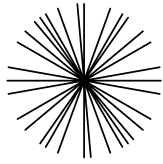


520'

417'



44 Double Creek Road
Edgefield, SC



Approximate Layout of 44 Double Creek Road, Edgefield, SC
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