



\$261,625

## 107 PRAIRIE GRASS WAY

<https://vizorealty.com>

Welcome to Piney Woods Bluff, a new community designed for your simplified lifestyle. Enjoy the sought-after ease of one-story living (completely stair-free!) providing comfort, accessibility, and low-maintenance freedom. Rightsize into a quality-built home that gives you more time for what truly matters. Explore the intuitively designed "Earle - Elevation B6" floor plan, a perfectly scaled 1283 sqft featuring 3 bedrooms, 2 bathrooms, and an attached 1-car garage. Homes come with granite and quartz countertops, spacious walk-in closets, Z-wave smart home technology, a reliable termite bond, full irrigation, and a private patio. Choose from a selection of completed spec homes or build and personalize on your chosen lot. The "Earle" proposes four distinct exterior elevations, with many options like a covered patio, electric fireplace, crown molding, stone exterior, and more available to tailor your space. Life at Piney Woods Bluff is genuinely convenient, just moments from shops, dining, and outdoor activities. Easy interstate access simplifies commutes and opens opportunities for day trips and leisure, with proximity to areas that provides both recreation and retail from the natural beauty of Harbison State Forest, Saluda Shoals Park, and Lake Murray to the extensive shopping and dining options in the Harbison district, including major retailers and Columbiana Centre. It's about having everything you need, and more, easily within reach. Schedule your tour today and explore this inviting home! Virtual tour and/or listing photos include stock photography. Colors and options may vary. Eligible buyers can take advantage of: Up to \$15,000 in Mad Money or 4.49 rate for year 1 and years 2-30 fixed rate at 5.49 plus 5k in closing cost (with preferred lender) must close by July 31, 2025 Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Patio
- RESIDENTIAL
- PENDING



# Basics

<b>Date added:</b> Added 4 weeks ago	<b>Listing Date:</b> 2025-04-22
<b>Price per sqft:</b> \$203.92	<b>Category:</b> RESIDENTIAL
<b>Type:</b> Patio	<b>Status:</b> PENDING
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Floors:</b> 1 floor	<b>Year built:</b> 2025
<b>TMS:</b> 04916-07-04	<b>MLS ID:</b> 606966
<b>Pool on Property:</b> No	<b>Full Baths:</b> 2
<b>Financing Options:</b> Cash,Conventional,FHA,VA	<b>Cooling:</b> Central

# Building Details

<b>Heating features:</b> Electric	<b>Garage:</b> Garage Attached, Front Entry
<b>Garage spaces:</b> 1	<b>Foundation:</b> Slab
<b>Water Source:</b> Public	<b>Sewer:</b> Public
<b>Style:</b> Traditional	<b>Basement:</b> No Basement
<b>Exterior material:</b> Stone, Vinyl	<b>New/Resale:</b> New

# Amenities & Features

**Features:** Back Porch - Covered, Patio, Sprinkler

# HOA Info

<b>HOA:</b> Y	<b>HOA Fee:</b> \$157
<b>HOA Fee Per:</b> Monthly	<b>HOA Fee Includes:</b> Common Area Maintenance, Exterior Maintenance, Front Yard Maintenance, Green Areas, Street Light Maintenance



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## Nearby Schools

**School District:** Lexington/Richland Five  
**Middle School:** Irmo

**Elementary School:** Leaphart  
**High School:** Irmo

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## Listing Courtesy Of

**Listing Office:** Coldwell Banker Realty

**Listing Agent:** Christopher, Graham

