



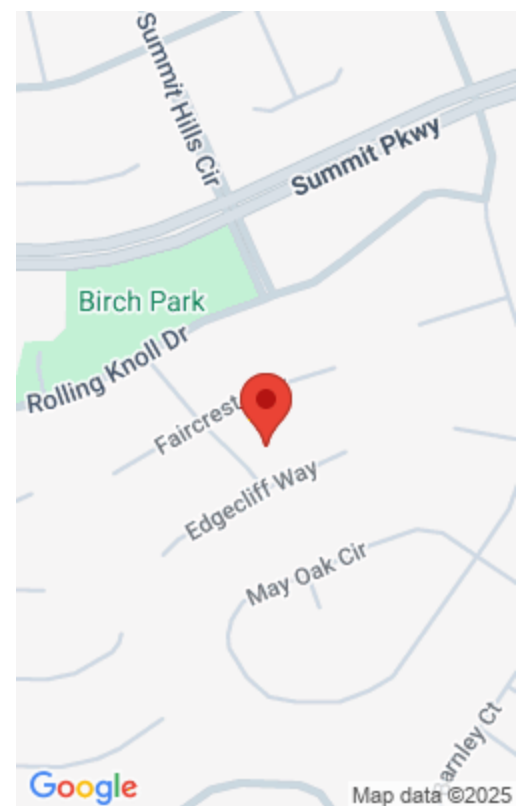
**\$249,000**

## **109 BIRCH RIDGE DRIVE**

<https://vizorealty.com>

3BR brick home in The Summit – Laurel Springs. Spacious with over 2,000 sq. ft. including formal dining and living. Eat-in kitchen with island. Large owner's suite with double vanity. Downstairs office can be 4th BR. Fenced back yard with deck. Great neighborhood amenities including walking trails, tennis courts, pools/spas, soccer fields, fishing, parks and playgrounds. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 3 baths
- Single Family
- RESIDENTIAL
- Pending Contngnt/Inspect



## Basics

**Date added:** Added 1 week ago  
**Price per sqft:** \$126.59  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 1.5 floor  
**Year built:** 1997  
**MLS ID:** 611633  
**Full Baths:** 3

**Listing Date:** 2025-06-25  
**Category:** RESIDENTIAL  
**Status:** Pending Contngnt/Inspect  
**Bathrooms:** 3 baths  
**Lot size, acres:** 60.1X116.2X61.1X108.8 acres  
**TMS:** 20314-03-03  
**Pool on Property:** No  
**Cooling:** Central

## Building Details

**Heating features:** Central,Gas Pac  
**Garage spaces:** 2  
**Water Source:** Public  
**Style:** Traditional  
**Exterior material:** Brick-Partial-AbvFound, Vinyl

**Garage:** Garage Attached, Front Entry  
**Foundation:** Slab  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** Resale

## Amenities & Features

**Features:** Deck

## HOA Info

**HOA:** N                      **HOA Fee:** \$255  
**HOA Fee Per:** 6 Months   **HOA Fee Includes:** Common Area Maintenance, Playground, Pool

## Nearby Schools



**School District:** Richland Two  
**Middle School:** Summit

**Elementary School:** Rice Creek  
**High School:** Ridge View

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# Listing Courtesy Of

**Listing Office:** RE/MAX Advantage Group

**Listing Agent:** Steve, Joye

