



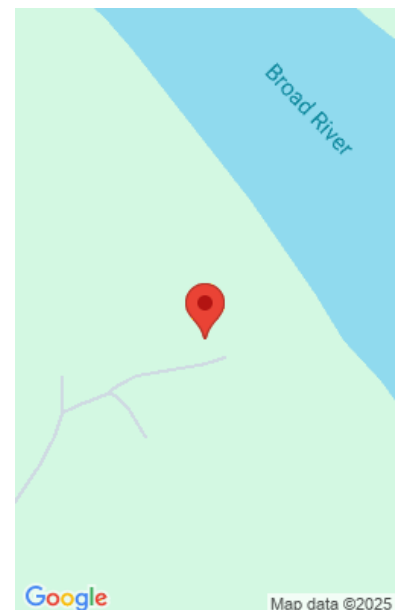
\$875,000

109 BROAD BLUFF POINT

<https://vizorealty.com>

Nestled on a wooded 2-acre point with 125 feet of pristine Broad River frontage, 109 Broad Bluff Point feels more like a private resort than a residence. Stunning views unfold from the home, yard, & hot tub. The secluded locationâtucked away from everything yet close to the Town of Irmo & Harbison (8 miles), Interstate 26 (7 miles) & downtown Columbia (18 miles)âmakes this home unlike anything else on the market. From nearly every room, floor-to-ceiling windows frame postcard-worthy sunsets that change w the seasons, bathing the interiors in natural light & an undeniable sense of calm. A dramatic 2-story foyer ushers you straight to the water: the fireside great room, open dining area, & custom kitchen all share uninterrupted river panoramas. Purpose-built for entertaining, the kitchen features hand-crafted cabinetry, granite countertops, an eat-in peninsula, double ovens, a six-burner gas cooktop, two dishwashers & elegant marble display shelving. Just beyond, a deep screened porch invites alfresco dinners to the rhythmic soundtrack of the river. With 4,480 sf across three levels, the layout is as flexible as it is inviting. The main floor hosts everyday living & a dedicated home office, while an oversized laundry/mud room & a guest powder room sit conveniently just inside the garage entry. Upstairs, well-proportioned bedrooms enjoy treetop vistas (room dimensions available upon request). The walk-out lower level is a self-contained retreatâideal for guests, multi-generational living, or income potentialâoffering the fifth bedroom, a second family room w fireplace, a full kitchen, full bath & a private entrance that leads straight to the riverbank. Custom upgrades abound: Pella windows & doors, new HVAC (2024), white-oak hardwoods, recessed lighting, three speaker zones (kitchen, dining room & screened porch) w Bluetooth, a Southern pine staircase w mahogany handrails & metal balusters. Outside, mature hardwoods provide natural privacy, while the broad shoreline invites kayaking, fishing, or simply savoring the sunset w a glass in hand. Oak Pointe Elementary (3.1 miles), Chapin Middle (7 miles), & Chapin High (11 miles). *Ask about possible 2K in lender credit. D

- 5 beds
- 4 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 4480 sq ft



Basics

Date added: Added 16 hours ago
Category: RESIDENTIAL
Status: ACTIVE
Bathrooms: 4 baths
Floors: 3 floors
Lot size, acres: 2 acres
MLS ID: 608958
Full Baths: 3

Listing Date: 2025-05-19
Type: Single Family
Bedrooms: 5 beds
Half baths: 1 half bath
Area, sq ft: 4480 sq ft
Year built: 1997
TMS: 04413-01-03

Building Details

Price Per SQFT: 195.31
New/Resale: Resale
Heating: Central,Propane
Water: Well
Garage Spaces: 2
Exterior material: Brick-Partial-AbvFound, Vinyl, Wood

Style: Traditional
Foundation: Slab
Cooling: Central
Sewer: Septic
Basement: Yes Basement

Amenities & Features

Pool on Property: No
Garage: Garage Attached, side-entry
Water Frontage: River,River Access
Fireplace: Free-standing,Wood Burning,Gas Log-Propane
Features: Back Porch - Screened

HOA Info

HOA: Y
HOA Fee Per: Yearly
Hoa Fee: \$150



School Info

School District: Lexington/Richland Five

Secondary School: Dutch Fork

Elementary School: Oak Pointe

High School: Dutch Fork

Listing Courtesy Of

Listing Office: Coldwell Banker Realty

Listing Agent: Patrick, O'Connor

