



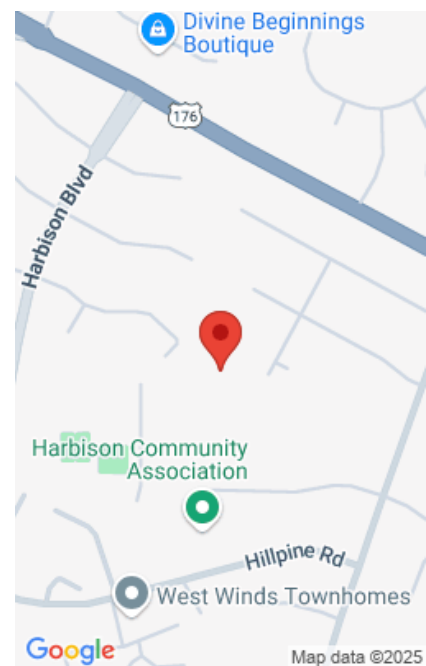
**\$262,413**

## 109 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 C6” 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 ðŸŒ± 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. Price subject to change without notice. Estimated completion end of August 2025. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Patio
- RESIDENTIAL
- ACTIVE
- 1283 sq ft



## Basics

**Date added:** Added 3 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Floors:** 1 floor  
**Lot size, acres:** 0.1 acres  
**MLS ID:** 608338  
**Full Baths:** 2

**Listing Date:** 2025-05-10  
**Type:** Patio  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area, sq ft:** 1283 sq ft  
**Year built:** 2025  
**TMS:** 00123-45-67

## Building Details

**Price Per SQFT:** 204.53  
**New/Resale:** New  
**Heating:** Electric  
**Water:** Public  
**Garage Spaces:** 1  
**Exterior material:** Stone, Vinyl

**Style:** Traditional  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** No Basement

## Amenities & Features

**Pool on Property:** No  
**Garage:** Garage Attached, Front Entry  
**Features:** Patio, Sprinkler

## HOA Info

**HOA:** Y  
**HOA Fee Per:** Monthly  
**Hoa Fee:** \$139  
**HOA Includes:** Common Area Maintenance,Exterior Maintenance,Front Yard Maintenance,Street Light Maintenance,Green Areas



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## School Info

**School District:** Lexington/Richland Five

**Secondary School:** Irmo

**Elementary School:** Leaphart

**High School:** Irmo

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## Listing Courtesy Of

**Listing Office:** Coldwell Banker Realty

**Listing Agent:** Christopher, Graham

