



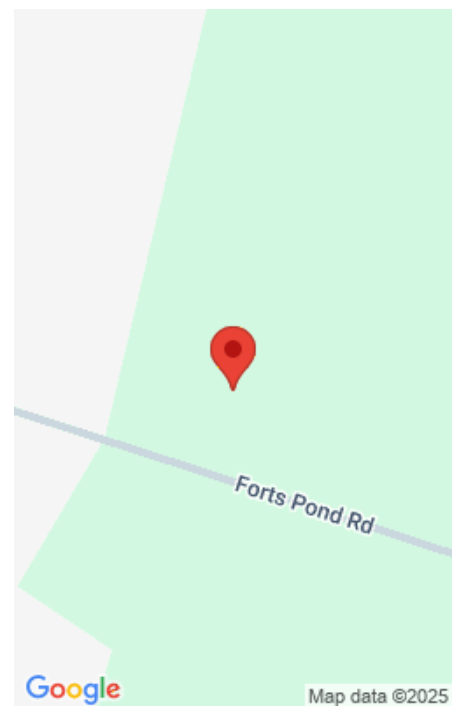
\$254,990

111 CALM CITADEL DRIVE

<https://vizorealty.com>

MUDDY BOOTS SPECIAL: UP TO \$8K IN SELLER PAID CLOSING COSTS W/ PREFERRED LENDER AND MOVE-IN BUNDLE OF WASHER/DRYER, REFRIGERATOR. ALMOST HALF ACRE LOTS ON SEPTIC – NO SEWER BILL! LOT 68. FINISHING IN SEPTEMBER. UP TO \$5000 IN CLOSING COSTS AND A FRIDGE WHEN USING OUR PREFERRED LENDER. Welcome to the Magnolia—a beautifully designed 3-bedroom, 2-bath ranch-style home with 1,700 square feet of comfortable, one-story living. Situated on an almost half-acre lot with septic, this home combines modern style with everyday functionality. Step inside to find a spacious, open-concept layout with designated dining and living areas that make hosting and daily living a breeze. The heart of the home is the kitchen, featuring stunning gray cabinets, granite countertops, a large center island perfect for meal prep or casual seating, and a corner pantry for ample storage. The split-bedroom design provides privacy. The primary suite is tucked away and features a walk-in closet and a private bath. Two additional bedrooms and a second full bath create flexibility for guests, kids, or a home office. Step outside to enjoy your covered back porch—ideal for relaxing or entertaining—overlooking your expansive backyard. With its functional layout, designer finishes, and generous lot size, the Magnolia checks all the boxes for easy, stylish living. Sales price reflects a \$5,000 Muddy Boots price reduction for the first five homes sold. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE



Basics

Date added: Added 2 days ago
Price per sqft: \$149.99
Type: Single Family
Bedrooms: 3 beds
Floors: 1 floor
TMS: 011701-01-068
Pool on Property: No
Financing Options: Cash,Conventional,Rural Housing Eligible,FHA,VA

Listing Date: 2025-06-03
Category: RESIDENTIAL
Status: ACTIVE
Bathrooms: 2 baths
Year built: 2025
MLS ID: 610006
Full Baths: 2
Cooling: Central

Building Details

Heating features: Central,Electric
Garage spaces: 2
Water Source: Public
Style: Ranch
Exterior material: Vinyl

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

Amenities & Features

Features: Back Porch - Covered, Front Porch - Covered, Gutters - Full

HOA Info

HOA: Y
HOA Fee Per: Yearly

HOA Fee: \$475
HOA Fee Includes: Common Area Maintenance, Street Light Maintenance, Green Areas



Nearby Schools

School District: Lexington One

Middle School: Pelion

Elementary School: Pelion

High School: Pelion

Listing Courtesy Of

Listing Office: McGuinn Homes LLC

Listing Agent: Adam, Gainey

