



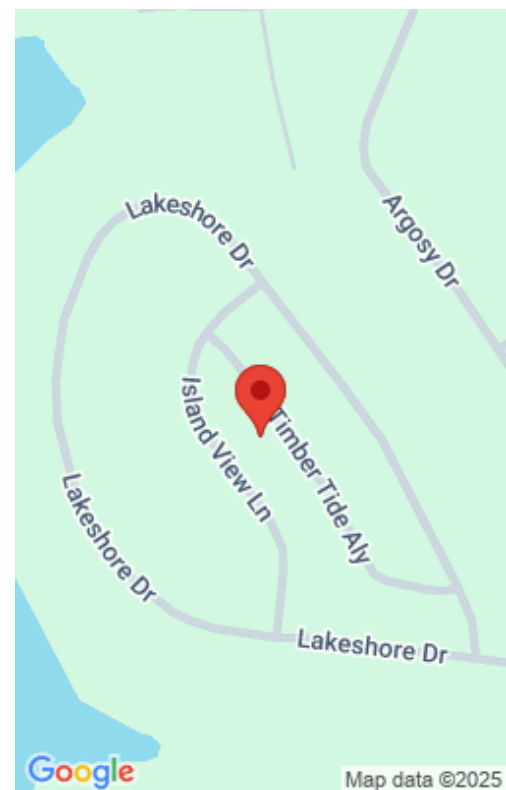
**\$400,000**

## **11249 ISLAND VIEW LANE**

<https://vizorealty.com>

Incredible opportunity to call this charming open floor plan 3 bed home w/ primary suite on main in highly desirable Edgewater your own! This craftsman style home offers awesome long range views of Fishing Creek Lake, a rocking chair front porch, & sits on a roomy quarter acre lot. Main floor features kitchen w/large breakfast island, gas stove, SS, granite. Primary suite w/ sitting area, dual vanities, large W-in shower, California closet. Upstairs offers two bedrooms & full bath. Screened back porch off kitchen perfect for entertaining! Two car garage, laundry & powder rooms on main, irrigation, GENERAC standby generator, attic storage. Edgewater exudes a vibrant lifestyle with 18 hole championship golf course, huge pool, tennis courts, beautiful clubhouse plus an incredible lakeside pavilion! Access to the lake, plus a marina & active social calendar make Edgewater The place to call home! Just minutes to Lancaster, Hwy 77 & the new Whitewater center. Schedule to see this home today! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1885 sq ft



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## Basics

**Date added:** Added 4 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 1.5 floor  
**Lot size, acres:** 0.37 acres  
**MLS ID:** 607697  
**Full Baths:** 2

**Listing Date:** 2025-05-01  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 1885 sq ft  
**Year built:** 2020  
**TMS:** 0106N-0A-105.00

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## Building Details

<b>Price Per SQFT:</b> 212.2	<b>Style:</b> Contemporary
<b>New/Resale:</b> Resale	<b>Foundation:</b> Slab
<b>Heating:</b> Heat Pump 1st Lvl,Heat Pump 2nd Lvl	<b>Cooling:</b> Heat Pump 1st Lvl,Heat Pump 2nd Lvl
<b>Water:</b> Public	<b>Sewer:</b> Public
<b>Garage Spaces:</b> 2	<b>Basement:</b> No Basement
<b>Exterior material:</b> Fiber Cement-Hardy Plank, Stone	

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## Amenities & Features

<b>Pool on Property:</b> No	<b>Garage:</b> Garage Attached, Rear Entry
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## HOA Info

<b>HOA:</b> Y	<b>HOA Fee Per:</b> Yearly
<b>Hoa Fee:</b> \$803	<b>HOA Includes:</b> Clubhouse,Common Area Maintenance,Playground,Pool,Road Maintenance,Tennis Courts



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## School Info

**School District:** Lancaster County

**Secondary School:** Lancaster-Cnty

**Elementary School:** Lancaster-Cnty

**High School:** Lancaster-Cnty

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## Listing Courtesy Of

**Listing Office:** Carolina Homes Connection LLC

**Listing Agent:** Lloyd, Hartman-Trimble

