



**\$565,000**

## 116 INVERNESS DRIVE

<https://vizorealty.com>

Sellers will allow a \$5,000 allowance for upgrades with an acceptable purchase price. This all brick home features a large 0.78 acre lot on two ponds and a pool! When you enter the home from the front porch, you are greeted with an open foyer. To the side is the formal dining room which features specialty molding and lighting. There is a half bathroom conveniently located off of the living room. The spacious kitchen features solid surface counters, stainless steel appliances and recessed lighting. Right off of the kitchen is a separate laundry room. The open living room is perfect to gather around the fireplace and relax. The owner's suite features specialty ceilings, a separate shower/tub and tile flooring. There is a huge walk in closet right off of the owner's bath for all of your storage needs. Upstairs you will find three large bedrooms and a shared bathroom. Step outside to enjoy a screened porch and deck overlooking a beautiful view of two ponds and a pool. Schedule a showing today and be ready to enjoy swimming in your own pool this summer! Updates include: newer flooring, newer roof, newer HVAC unit, newer pool liner and fresh paint. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 2786 sq ft



---

# Basics

**Date added:** Added 5 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.78 acres  
**MLS ID:** 603631  
**Full Baths:** 2

**Listing Date:** 2025-03-07  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 2786 sq ft  
**Year built:** 2003  
**TMS:** 005330-01-026

---

# Building Details

**Price Per SQFT:** 202.8  
**New/Resale:** Resale  
**Heating:** Central,Electric,Heat Pump 1st Lvl,Heat Pump 2nd Lvl  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Brick-All Sides-AbvFound

**Style:** Traditional  
**Foundation:** Crawl Space  
**Cooling:** Central,Heat Pump 1st Lvl,Heat Pump 2nd Lvl  
**Sewer:** Septic  
**Basement:** No Basement

---

# Amenities & Features

**Pool on Property:** Yes  
**Water Frontage:** Common Pond  
**Features:** Back Porch - Screened, Deck, Front Porch - Covered, Gutters - Partial, On Water

**Garage:** Garage Attached, side-entry  
**Fireplace:** Gas Log-Propane

---

# HOA Info



**HOA:** Y

**HOA Fee Per:** Yearly

**Hoa Fee:** \$200

**HOA Includes:** Common Area Maintenance, Street Light Maintenance

---

## School Info

**School District:** Lexington One

**Elementary School:** Pleasant Hill

**Secondary School:** Pleasant Hill

**High School:** Lexington

---

## Listing Courtesy Of

**Listing Office:** J King Real Estate

**Listing Agent:** Christopher, Browning

