



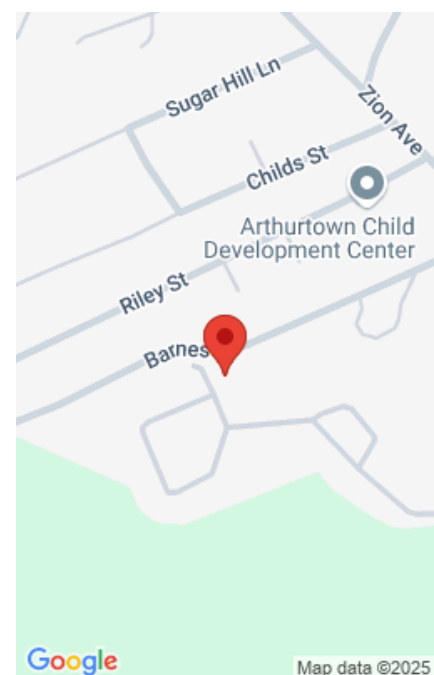
**\$268,000**

## 1929 BLUFF ROAD 176

<https://vizorealty.com>

Perfect investment opportunity- Furnished 4BR/4BA cottage near USC fully leased! Parents and investors, look no further! This fully leased 4BR/4BA FURNISHED cottage in the Retreat of Columbia offers the ideal blend of convenience, comfort, and long-term value. With 16 years of uninterrupted leasing history and zero vacancies, this property is a proven performer. Situated just minutes from the University of South Carolina in a secure, gated community, the Retreat offers resort-style amenities and proven rental appeal. The home is fully leased at \$2,860/month (\$715/room) through July 2025, and it's already leased for the 2025-2026 school year for \$2925/month ensuring immediate and ongoing cash flow. Community Features Include: • 24/7 security cameras & gated access • Clubhouse with coffee bar, fitness center, computer lab & pool table • Swimming pools, beach volleyball, basketball court & mini golf • Shuttle service to USC • Valet trash service • On-site professional management Cottage Highlights: • 4 private bedrooms with en-suite bathrooms (2 upstairs, 2 downstairs) • Spacious, student-friendly layout • Fully equipped kitchen • In-unit washer and dryer • Contemporary furnishings (installed July 2023) from a top student housing provider Recent Updates: • New HVAC system installed April 2025 • New washer (November 2024) This is your chance to own a low-maintenance, high-demand property in one of Columbia's most popular student communities. Whether you're a first-time investor or expanding your portfolio, this opportunity checks every box. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 4 baths
- Single Family
- RESIDENTIAL
- ACTIVE



## Basics

**Date added:** Added 2 days ago  
**Price per sqft:** \$163.12  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Year built:** 2008  
**MLS ID:** 607300  
**Cooling:** Split System

**Listing Date:** 2025-04-26  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 4 baths  
**TMS:** 11114-05-36  
**Full Baths:** 4

## Building Details

**Heating features:** Split System  
**Foundation:** Slab  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** Resale

**Garage:** None  
**Water Source:** Public  
**Style:** Traditional  
**Exterior material:** Fiber Cement-Hardy Plank

## HOA Info

**HOA:** Y  
**HOA Fee Per:** Monthly

**HOA Fee:** \$265

## Nearby Schools

**School District:** Richland One  
**Middle School:** Hand

**Elementary School:** Kilbourne  
**High School:** Dreher

## Listing Courtesy Of



**Listing Office:** United Real Estate SC

**Listing Agent:** Lu, Liu

