

## THE BLUFFS 559 | BELVEDERE A

**ROOF SHINGLES** | Pewter Gray | Timberline  
**METAL ROOF COLOR** | Bronze  
**WINDOW FRAME COLOR** | White  
**STONE** | Echo Ridge | Profit Alpine Ledgestone  
**FIREPLACE STONE** | Echo Ridge | Profit Alpine Ledgestone  
**ALL BODY SIDING PAINT COLOR** | SW 6000 | Snowfall  
**FOUNDATION SLAB** | SW 7039 | Virtual Taupe  
**TRIM \*ALL\* PAINT COLOR** | SW 7006 | Extra White

**PORCH CEILINGS** | SW 7006 | Extra White  
**FRONT DOOR EXTERIOR PAINT COLOR** | SW 7019 | Gauntlet Gray  
**ALL OTHER EXTERIOR DOORS PAINT COLOR** | SW 7019 | Gauntlet Gray  
**ALL WOODEN COLUMNS STAIN COLOR** | SW 3522SS | Banyan Brown | SEMISOLID WOODSCAPES  
**GARAGE DOORS COLOR** | White  
**GUTTER COLOR** (If applicable/per lot) | White



SHINGLE



STONE



METAL ROOF



PAINT

SW 6000  
SNOWFALL

SW 7006  
EXTRA WHITE

SW 7019  
GAUNTLET GRAY

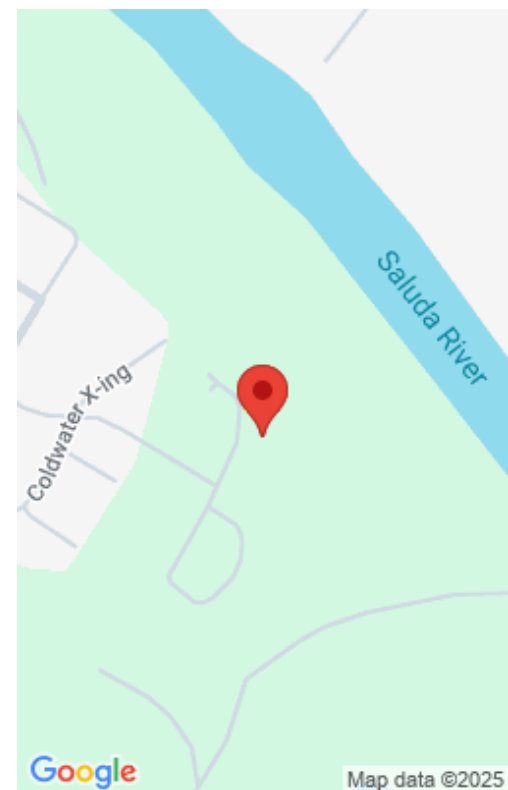
**\$731,924**

- 3 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 2442 sq ft

### 2022 SHALLOW BLUFF COURT

<https://vizorealty.com>

Welcome to the good life! If you're looking for a gorgeous, resort-style new home in a community that will truly change your life, you've found it! Voted Best Community in America, Saluda River Club is nestled in nature along 1 mile of the Saluda River in Lexington, yet just 10 miles from downtown Columbia. With 85 acres of green space, paved walking trails, dog park, playground, 2 pools, fitness center, 2 clubhouses, picnic areas, firepits, and kayak launches, you'll feel like you live at a resort! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.





# Basics

**Date added:** Added 6 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.12 acres  
**MLS ID:** 601172  
**Full Baths:** 2

**Listing Date:** 2025-01-31  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 2442 sq ft  
**Year built:** 2025  
**TMS:** 003501-06-011



# Building Details

**Price Per SQFT:** 299.72  
**New/Resale:** New  
**Heating:** Central  
**Water:** Public  
**Garage Spaces:** 3  
**Exterior material:** Fiber Cement-Hardy Plank

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



# Amenities & Features

**Pool on Property:** No  
**Fireplace:** Gas Log-Natural  
**Garage:** Garage Attached, side-entry



# HOA Info

**HOA:** Y  
**Hoa Fee:** \$2,624  
**HOA Fee Per:** Yearly  
**HOA Includes:** Clubhouse,Common Area Maintenance,Front Yard Maintenance,Green Areas,Playground,Pool,Sprinkler



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## School Info

**School District:** Lexington One

**Secondary School:** Meadow Glen

**Elementary School:** Midway(Lex1)

**High School:** River Bluff

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## Listing Courtesy Of

**Listing Office:** Saluda River Club Realty, LLC

