

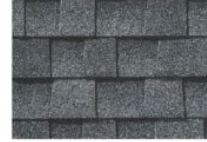
## THE BLUFFS 559 | BELVEDERE A

**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



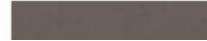
SHINGLE



STONE



METAL ROOF



PAINT

SW 6000  
SNOWFALL

SW 7006  
EXTRA WHITE

SW 7019  
GAUNTLET GRAY

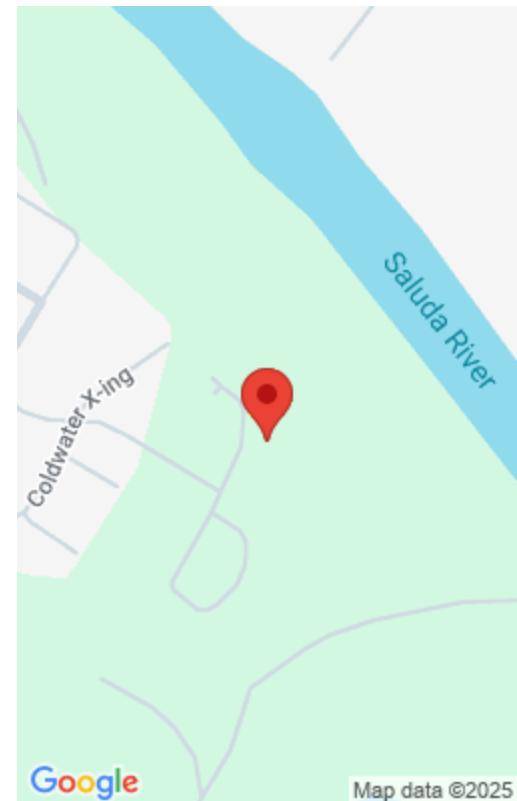
**\$731,924**

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

## 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 1 month ago  
**Price per sqft:** \$299.72  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 2 floors  
**TMS:** 003501-06-011  
**Pool on Property:** No  
**Cooling:** Central

**Listing Date:** 2025-01-31  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Year built:** 2025  
**MLS ID:** 601172  
**Full Baths:** 2

# Building Details

**Heating features:** Central  
**Garage spaces:** 3  
**Water Source:** Public  
**Style:** Craftsman  
**Exterior material:** Fiber Cement-Hardy Plank

**Garage:** Garage Attached, side-entry  
**Foundation:** Slab  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** New

# HOA Info

<b>HOA:</b> Y	<b>HOA Fee:</b> \$2,624
<b>HOA Fee Per:</b> Yearly	<b>HOA Fee Includes:</b> Clubhouse, Common Area Maintenance, Front Yard Maintenance, Playground, Pool, Sprinkler, Green Areas

# Nearby Schools

<b>School District:</b> Lexington One	<b>Elementary School:</b> Midway(Lex1)
<b>Middle School:</b> Meadow Glen	<b>High School:</b> River Bluff





# Listing Courtesy Of

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

**Listing Agent:** Len, Ross, F

