



**\$2,495,000**

## 209 MARIANNAS COURT

<https://vizorealty.com>

Step into luxury as you experience all that Lake Murray has to provide with this highly sought-after property! Check all of the boxes with a large 1-acre lot, close-in location, all-brick home built by an amazing builder! The seller has upgraded everything âto the nines,â from new flooring to stunning light fixtures, gorgeous stone and tile throughout, and 2 full top-of-the-line house generators. Extra square footage has been added to the home, including 2 garage bays (4 total) that are heated and cooled! The kitchen is a chefâs dream, featuring all new high-end appliances, a large center island, double ovens, and expansive countertops, perfect for hosting guests or preparing meals while overlooking an incredible view of the water. The primary suite is on the main level and complete with a spa-like en-suite bathroom featuring a soaking tub and an impressively large walk-in shower with double shower heads. Each of the additional bedrooms provide generous space and privacy, complemented by bathrooms that boast luxurious, high-end finishes. One standout feature of this home is the fully renovated lower level, which serves as a self-contained living space. This lower level includes a full kitchen, laundry room, large bedroom with en-suite bath, and a beautiful open den with fireplace, providing complete comfort separate from the main floor. Thereâs also plenty of storage and unfinished space, perfect for a future wine cellar! Step outside and youâll find an expansive pool area surrounded by meticulously designed landscaping, leading you down a concrete path to the private dock and gazebo. A new boat lift and state-of-the-art retaining wall were recently installed to enhance the waterfront experience. A full bathroom that is accessed from the exterior is right off the pool for you and your guestsâ convenience. Home can be sold fully furnished with acceptable contract. Relax in style from your backyard resort while your kids are zoned for some of the top rated Lexington1 schools. With sophisticated design and unparalleled luxury, this home is an extraordinary opportunity for those seeking the finest in waterfront living on one of the countryâs top recreational lakes!

- 5 beds
- 6 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 5018 sq ft



# Basics

**Date added:** Added 3 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 6 baths  
**Floors:** 3 floors  
**Lot size, acres:** 1.02 acres  
**MLS ID:** 606149  
**Full Baths:** 5

**Listing Date:** 2025-04-10  
**Type:** Single Family  
**Bedrooms:** 5 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 5018 sq ft  
**Year built:** 1999  
**TMS:** 003231-01-003

# Building Details

**Price Per SQFT:** 548.11  
**New/Resale:** Resale  
**Heating:** Central  
**Water:** Public  
**Garage Spaces:** 4  
**Exterior material:** Brick-All Sides-AbvFound

**Style:** Traditional  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Septic  
**Basement:** Yes Basement

# Amenities & Features

**Pool on Property:** Yes      **Garage:** Garage Attached, side-entry  
**Fireplace:** Gas Log-Propane      **Features:** Back Porch - Covered, Back Porch - Screened, Boat Ramp, Deck, Dock, Gutters - Full, On Water, Patio, Sprinkler

# HOA Info

**HOA:** Y      **HOA Fee Per:** Yearly  
**Hoa Fee:** \$300      **HOA Includes:** Common Area Maintenance,Street Light Maintenance



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## School Info

**School District:** Lexington One                      **Elementary School:** Lake Murray Elementary  
**Secondary School:** Beechwood Middle School   **High School:** Lexington

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## Listing Courtesy Of

**Listing Office:** Todd Realty Partners                      **Listing Agent:** Leah, E, Fitts

