



**\$362,215**

## 2102 LOFTON ROAD

<https://vizorealty.com>

The Rosella welcomes you with its bright & airy layout, perfect for entertaining. The flex room makes for a charming at home office or craft room while the upstairs loft gives you another gathering space, ideal for a great media room! The luxury vinyl plank flooring flows throughout the living areas, giving the space a modern & stylish look while the large kitchen is perfect for hosting gatherings with friends & family, featuring a spacious center island, light gray cabinets & white tiled backsplash. Home is currently UNDER CONSTRUCTION. Estimated completion June 2025. Photos are renderings. Grand Arbor by Pulte Homes is Blythewood's newest community & provides an exceptional living experience. This picturesque community allows for convenient access to great schools, major employers, local shopping & dining plus state-of-the-art amenities. There will be so many opportunities to seize each moment & spend time doing more of what you love. Living in Grand Arbor, you'll quickly find yourself enjoying our well stocked 12-Acre Lake, Open Green Space with Soccer Goals, Covered Pavilion & Playground as well as 2.8 miles of Walking/Golf Cart Trails. The 12-Acre Lake provides a scenic backdrop for our BRAND-NEW one-of-a-kind AMENITY CENTER to include a Zero Entry Pool with Splash Pad, Covered Pavilion, Gas Firepit, well equipped Playground, Pickleball court & Basketball court. Not to mention your High-Speed Internet & Cable will be included in your quarterly HOA dues. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 2322 sq ft





# Basics

**Date added:** Added 14 hours ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.14 acres  
**MLS ID:** 608962  
**Full Baths:** 2

**Listing Date:** 2025-05-19  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 2322 sq ft  
**Year built:** 2025  
**TMS:** 23401-13-11



# Building Details

**Price Per SQFT:** 155.99  
**New/Resale:** New  
**Heating:** Gas 2nd Lvl  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Vinyl

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



# Amenities & Features

**Garage:** Garage Attached, Front Entry  
**Features:** Back Porch - Covered, Front Porch - Covered, Patio, Sprinkler



# HOA Info

**HOA:** Y  
**HOA Fee Per:** Quarterly  
**Hoa Fee:** \$380  
**HOA Includes:** Cable TV,Common Area Maintenance,Playground,Pool,Road Maintenance,Sidewalk Maintenance,Street Light Maintenance,Tennis Courts,Green Areas



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## School Info

**School District:** Richland Two

**Secondary School:** Muller Road

**Elementary School:** Lake Carolina

**High School:** Blythewood

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## Listing Courtesy Of

**Listing Office:** Pulte Home Company LLC

**Listing Agent:** Tiffany, Maddox

