



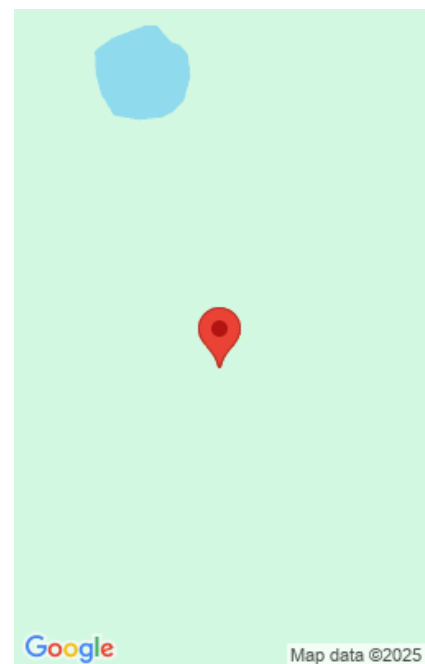
**\$326,015**

## 2106 LOFTON ROAD

<https://vizorealty.com>

Home is MOVE-IN READY! Photos are renderings. Welcome to The Ibis Plan, where luxury meets practicality. This stunning 1-story home with a 2-car garage is designed with your comfort in mind. The split floor plan offers privacy and convenience, with 4 spacious bedrooms and 2 modern bathrooms. Step inside and be greeted by the elegance of luxury vinyl plank floors & a natural gas fireplace that add warmth to every step you take. The crisp white cabinets in the kitchen create a sleek and contemporary vibe, perfectly complemented by the Miami Vena quartz countertops. But it doesn't end there. Imagine yourself unwinding on the covered back lanai, enjoying your morning coffee or hosting unforgettable gatherings with friends and family all while being surrounded by nature. 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 Walking/Golf Cart Trails. Not to mention your High-Speed Internet & Cable will be included in your quarterly HOA dues. Opening Summer of 2025, the 12-Acre Lake will provide a scenic backdrop for our 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. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1775 sq ft



# Basics

**Date added:** Added 3 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Area, sq ft:** 1775 sq ft  
**Year built:** 2025  
**TMS:** 23401-13-12

**Listing Date:** 2025-04-29  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Lot size, acres:** 0.14 acres  
**MLS ID:** 607452  
**Full Baths:** 2

# Building Details

**Price Per SQFT:** 183.67  
**New/Resale:** New  
**Heating:** Gas 1st Lvl  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Vinyl

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

# Amenities & Features

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

# HOA Info

**HOA:** Y

**HOA Includes:** Cable TV,Common Area Maintenance,Playground,Pool,Road Maintenance,Sidewalk Maintenance,Street Light Maintenance,Tennis Courts,Green Areas

**Hoa Fee:**  
\$380



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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:** Alaysha, Taylor

