



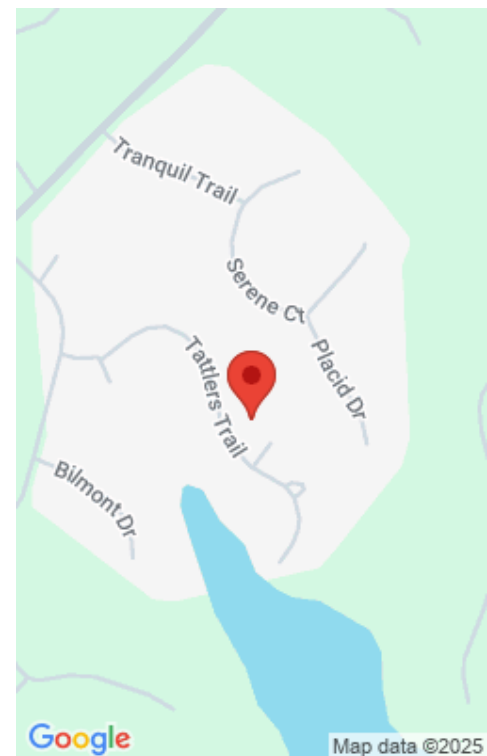
**\$439,900**

## 217 TATTLERS TRAIL

<https://vizorealty.com>

Rare find in lakefront community of Tattlers Wharf. Includes a boat slip within walking distance of your home. Neighborhood is a hidden gem with a full marina including convenient water and electricity for cleaning and maintenance projects on your boat. Enjoy a nice stroll, a lawn game, or your favorite sport in the expansive, beautiful, green space, much of which is lake front. All of this with an Irmo address! Can't get a more convenient location! Zip to downtown Columbia or go across the dam to enjoy quaint Lexington with free concerts at the beautiful amphitheater. A plethora of excellent restaurants nearby. Rarely are homes available in this neighborhood. This particular home has been exceptionally well maintained. It was purchased at only 1 year old and has been under termite bond its whole life. Roof 7 years new. 5 year old energy efficient windows. Foundation has a cleaner air environment with excellent vapor barrier. Keep interior air cleaner using the central vac- and did I mention, ALL appliances remain! Corner cul-de-sac lot with beautiful landscaping. This is a maintenance free, one level, brick home, with split bedrooms and room over the garage. Don't miss this one! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

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



# Basics

**Date added:** Added 3 days ago  
**Price per sqft:** \$205.85  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 1.5 floor  
**Year built:** 1994  
**MLS ID:** 609500  
**Full Baths:** 2  
  
**Cooling:** Central,Heat Pump 1st Lvl

**Listing Date:** 2025-05-27  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Lot size, acres:** 138x128x109x13x50x22 acres  
**TMS:** 02314-01-19  
**Pool on Property:** No  
**Water Frontage:** Deeded Lake Access,Waterfront Community

# Building Details

**Heating features:** Central,Heat Pump 1st Lvl  
**Garage spaces:** 2  
**Water Source:** Public  
**Style:** Ranch  
**Exterior material:** Brick-All Sides-AbvFound

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

# Amenities & Features

**Features:** Deck, Dock Shared, Gutters - Full, Sprinkler

# HOA Info

**HOA:** Y  
**HOA Fee Per:** Yearly

**HOA Fee:** \$1,103  
**HOA Fee Includes:** Common Area Maintenance, Community Boat Ramp, Green Areas



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## Nearby Schools

**School District:** Lexington/Richland Five

**Middle School:** Crossroads

**Elementary School:** Ballentine

**High School:** Dutch Fork

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## Listing Courtesy Of

**Listing Office:** Asset Realty Elite LLC

**Listing Agent:** Joann, Bayless

