



\$244,900

220 RIVER BLUFF BOULEVARD

<https://vizorealty.com>

One of the rare single-family homes available in the highly sought-after gated community of Broad River Township—complete with river access! Conveniently located less than 5 minutes to I-20 and I-26, and less than 10 minutes to downtown Columbia. This well-cared-for home has been thoughtfully updated and is truly move-in ready. Enjoy peace of mind with a brand-new roof as of April 2025, all appliances updated in 2024, as well as updated toilets in 2023. Plenty of outdoor living to enjoy with two covered front porches and a screened-in back porch and patio. The white picket fence fully encloses both front and back yard, creating the perfect setting for pets, play, or gardening. Inside, beautiful hardwood floors flow through the living and dining rooms, anchored by a cozy gas-log fireplace. The kitchen is both stylish and functional with updated tile flooring, white cabinetry, enjoy the gas cooktop, upgraded butcher block countertops, and a nice pantry. Upstairs, two spacious private bedrooms each feature ensuite bathrooms and walk-in closets. Seller has used an oversized closet area as an office but could be a great flex space for a hobby room. The primary suite includes a tray ceiling, garden tub, separate shower, and access to a private covered balcony retreat. The laundry is conveniently located upstairs. Parking is a breeze with two dedicated spaces in the back and plenty of guest parking in the front. Broad River Township residents enjoy an array of amenities—pool, hot tub, tennis courts, clubhouse, gym, car wash area, and of course, river access! This one has the updates, charm, and location you’ve been waiting for—don’t miss it! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1515 sq ft



Basics

Date added: Added 14 hours ago
Category: RESIDENTIAL
Status: ACTIVE
Bathrooms: 3 baths
Floors: 2 floors
Lot size, acres: 0.06 acres
MLS ID: 608971
Full Baths: 2

Listing Date: 2025-05-19
Type: Single Family
Bedrooms: 2 beds
Half baths: 1 half bath
Area, sq ft: 1515 sq ft
Year built: 2002
TMS: 07382-01-76

Building Details

Price Per SQFT: 161.65
New/Resale: Resale
Heating: Heat Pump 1st Lvl,Heat Pump 2nd Lvl,Zoned
Water: Public
Basement: No Basement

Style: Charleston
Foundation: Crawl Space
Cooling: Heat Pump 1st Lvl,Heat Pump 2nd Lvl,Zoned
Sewer: Public
Exterior material: Vinyl

Amenities & Features

Pool on Property: No **Garage:** None
Fireplace: Gas Log-Propane **Features:** Back Porch - Screened, Front Porch - Covered, Gutters - Full, Other Porch - Covered, Patio, Shed, Sprinkler

HOA Info



HOA: Y

Hoa Fee: \$230.84

HOA Fee Per: Monthly

HOA Includes: Clubhouse,Common Area Maintenance,Pool,Road Maintenance,Sidewalk Maintenance,Street Light Maintenance,Tennis Courts,Green Areas,Pest Control

School Info

School District: Richland One

Elementary School: Rhame

Secondary School: St Andrews

High School: Columbia

Listing Courtesy Of

Listing Office: Keller Williams Palmetto

Listing Agent: Candy, M, Limehouse

