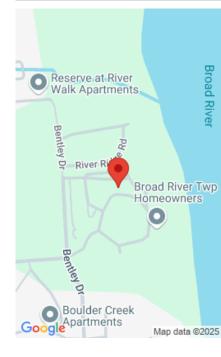


220 RIVER BLUFF BOULEVARD

https://vizorealty.com

One of the rare single-family homes available in the highly sought-after gated community of Broad River Townshipâ□complete with river access! Conveniently located less that 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 quest parking in the front. Broad River Township residents enjoy an array of amenitiesâ∏pool, hot tub, tennis courts, clubhouse, gym, car wash area, and of course, river access! This one has the updates, charm, and location youâ□□ve been waiting forâ□□donâ□□t miss it! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 bods
- 3 bath
- Single Family
- RESIDENTIAL
- ΔCTIVE
- 1515 sq ft





Basics

Date added: Added 14 hours ago

Category: RESIDENTIAL **Type:** Single Family

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

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 **Style:** Charleston

New/Resale: Resale Foundation: Crawl Space

Heating: Heat Pump 1st Lvl, Heat Pump 2nd Cooling: Heat Pump 1st Lvl, Heat Pump 2nd

Lvl.Zoned Lvl.Zoned

Water: Public Sewer: Public

Basement: No Basement 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 Per:** Monthly

Hoa Fee: HOA Includes: Clubhouse,Common Area Maintenance,Pool,Road
\$230.84
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

