



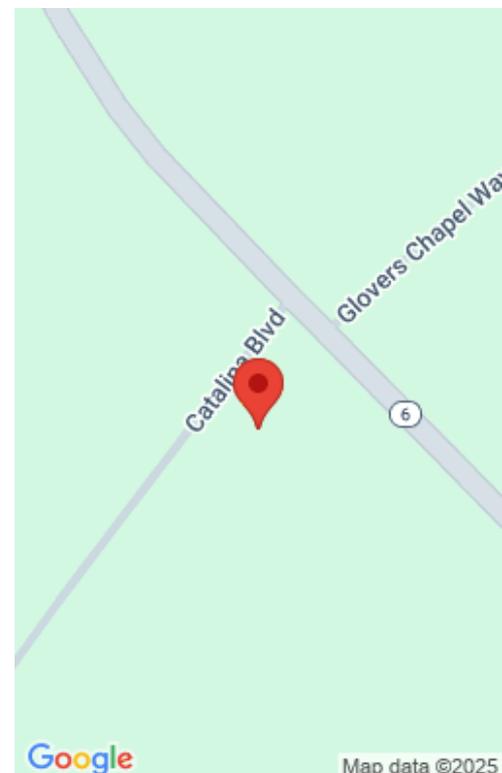
\$439,900

23 CATALINA BOULEVARD

<https://vizorealty.com>

Experience the Charm of Country Living on Nearly 12 Acres! Nestled just over the Lexington County line off Hwy 6 in Calhoun County, this enchanting 11.8 acre farm offers the perfect blend of tranquility and convenience. The custom-built, cozy 2-bedroom, 2-bath home boasts exquisite trim work throughout, adding a touch of elegance to your everyday life. Start your mornings with a steaming cup of coffee in the sunroom, and unwind in the afternoons with a refreshing cocktail on the screened porch or in the charming gazebo. For the fishing enthusiasts, the pond is stocked and ready for you to catch your supper. Just minutes from I-26. The expansive shop is a dream come true for hobbyists and car enthusiasts alike, providing ample space for all your projects. With plenty of room to spread out, you can cultivate a vibrant garden full of flowers and vegetables, carve out trails for 4-wheeling adventures, or simply take leisurely strolls to soak in the beauty of nature. This property offers the privacy and serenity you've always dreamed of. Don't miss your chance to own a slice of paradise! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1350 sq ft



Basics

Date added: Added 4 days ago

Category: RESIDENTIAL

Status: ACTIVE

Bathrooms: 2 baths

Floors: 1 floor

Lot size, acres: 11.8 acres

MLS ID: 604626

Full Baths: 2

Listing Date: 2025-03-20

Type: Single Family

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1350 sq ft

Year built: 2001

TMS: 036-00-00-020

Building Details

Price Per SQFT: 325.85

New/Resale: Resale

Heating: Central,Heat Pump 1st Lvl

Water: Well

Garage Spaces: 2

Exterior material: Vinyl

Style: Traditional

Foundation: Slab

Cooling: Central,Heat Pump 1st Lvl

Sewer: Septic

Basement: No Basement

Amenities & Features

Pool on Property: No

Water Frontage: Common Pond

Features: Back Porch - Covered, Corner, Front Porch - Covered,
Other Porch - Screened, Shed, Workshop

Garage: Carport Detached

Fireplace: Gas Log-Propane

HOA Info

HOA: N



School Info

School District: Lexington Four

Secondary School: Sandhills

Elementary School: Sandhills

High School: Swansea

Listing Courtesy Of

Listing Office: EXIT Palmetto Real Estate Serv

Listing Agent: Lisa, M, Cloyd

