



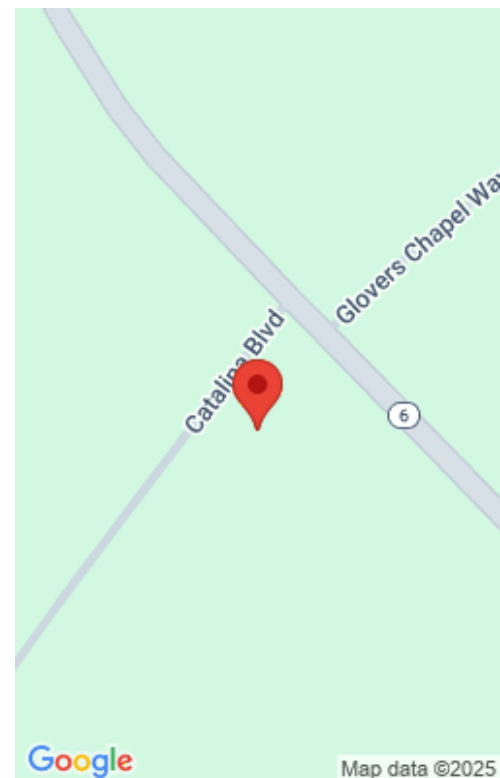
\$439,900

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

