



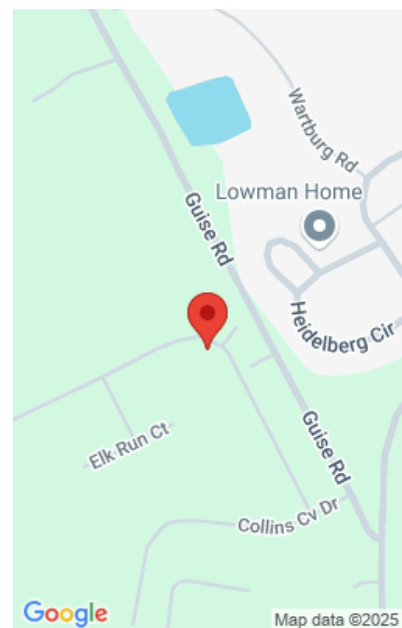
**\$480,900**

## 261 MURRAY FALLS LANE

<https://vizorealty.com>

Fixed 4.99% rate+ \$5K Closing Costs (FHA or VA loans) when using our lender, Homeowners Mortgage and closing by the end of June, or \$15K madmoney to use for options/upgrades, closing costs, and/or rate buydown with our lender and closing by the end of June. The Brantley II A at Collins Cove on Lot 53 a large 0.33 acre lot! This stunning 5-bedroom, 3-bathroom home offers 3,000 sq ft of living space. It features a sophisticated blend of Stone and Hardie Plank exterior with black windows, and boasts 9-foot ceilings on the main level. Inside, the open floor plan includes a spacious Living Room with a gas fireplace and built-in bookshelves, a deluxe Kitchen equipped with stainless steel appliances-gas cooktop with hood, built in wall oven/microwave combo, a large island with a stainless steel farm sink and accented stained cabinets, soft-close white cabinets for the main kitchen cabinets/drawers, quartz countertops, and a tile backsplash. The Formal Dining Room highlights a beautiful coffered ceiling, while a 5th bedroom on the main level comes with a walk-in closet and is adjacent to a full bath, perfect for guests. The upper level is home to a luxurious Owner's Suite with tray ceiling, dual walk-in closets, and private bathroom with separate tiled shower and garden tub, separate water closet and double vanities. This level also includes three additional bedrooms, a 2nd living area/flex room, and a laundry room. The house is enhanced with upgraded craftsman series trim and upgraded brushed nickel lighting, oak staircase, luxury vinyl flooring throughout main living areas, bathrooms and laundry room, upgraded carpet in bedrooms and the flex room, and includes a sprinkler system, Bluetooth speakers in the kitchen, home automation system, gutters, garage door opener, tankless gas hot water heater, and an insulated garage door. House can close in 30 days! Photos are stock, colors and options will vary. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 5 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 3000 sq ft



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# Basics

<b>Date added:</b> Added 4 days ago	<b>Listing Date:</b> 2025-03-07
<b>Category:</b> RESIDENTIAL	<b>Type:</b> Single Family
<b>Status:</b> ACTIVE	<b>Bedrooms:</b> 5 beds
<b>Bathrooms:</b> 3 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 2 floors	<b>Area, sq ft:</b> 3000 sq ft
<b>Lot size, acres:</b> 0.33 acres	<b>Year built:</b> 2025
<b>MLS ID:</b> 603504	<b>TMS:</b> 01510-03-56
<b>Full Baths:</b> 3	

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# Building Details

<b>Price Per SQFT:</b> 160.3	<b>Style:</b> Traditional
<b>New/Resale:</b> New	<b>Foundation:</b> Slab
<b>Heating:</b> Gas 1st Lvl,Gas 2nd Lvl,Split System	<b>Cooling:</b> Central,Split System
<b>Water:</b> Public	<b>Sewer:</b> Public
<b>Garage Spaces:</b> 2	<b>Basement:</b> No Basement
<b>Exterior material:</b> Fiber Cement-Hardy Plank, Stone	

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# Amenities & Features

<b>Pool on Property:</b> No	<b>Garage:</b> Garage Attached, Front Entry
<b>Fireplace:</b> Gas Log-Natural	<b>Features:</b> Back Porch - Screened, Front Porch - Covered, Gutters - Full, Sprinkler

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# HOA Info



**HOA:** Y

**HOA Fee Per:** Yearly

**Hoa Fee:** \$845

**HOA Includes:** Common Area Maintenance,Sidewalk Maintenance,Street Light Maintenance

## School Info

**School District:** Lexington/Richland Five

**Elementary School:** Lake Murray Elementary

**Secondary School:** Chapin

**High School:** Chapin

## Listing Courtesy Of

**Listing Office:** Coldwell Banker Realty

**Listing Agent:** Jessy, A, Jeffcoat

