

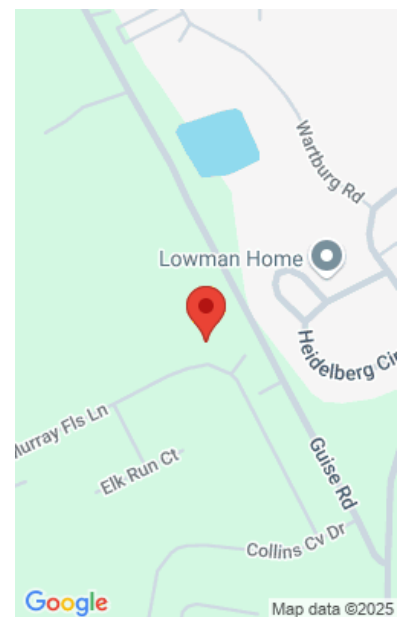
**\$539,900**

## 266 MURRAY FALLS LANE

<https://vizorealty.com>

This home can close at the end of June. Qualifies for 4.49 rate year 1 then a fixed 5.49 rate years 2-30 plus \$5K closing costs when doing FHA or VA loan & must close by the end of June and use Homeowners Mortgage. OR \$15K to use for upgrades, closing costs and/or rate buydown with Homeowners Mortgage. Collins Cove Lot 12 the Austin II B Stone & Hardi Plank accents with black windows 4,138 sq ft with 5 bedrooms 4.5 baths and a loft/2nd living room! This stunning home offers dual owners suites one on each level plus 2 laundry rooms, one on each level as well! The main level has 9 ft ceilings and a large foyer leading to Den/Office (with glass French doors), Formal Dining Room (coffer ceiling), Great Room, Breakfast Area, half bath, Owners Suite, Laundry Room, & Deluxe Kitchen. Kitchen features stainless appliances with gas cooktop, raised bar, tile backsplash, built in wall oven and microwave, dishwasher, pantry plus additional butler's pantry, soft close stained cabinets, quartz countertops and cast iron white farm sink. Upgraded luxury vinyl plank in the main living areas, all bathrooms & both laundry rooms. The main floor owner's suite offers a box tray ceiling w/ceiling fan, huge walk in closet, double vanities, garden tub, tiled shower and separate water closet. The second level owner's suite offers box tray ceiling, 2 walk in closets, private bath with double vanities, separate water closet, separate shower and garden tub. There are 3 other bedrooms with walk in closets, one has its own bath, others share another bath. Second laundry room and a huge 2nd living area/loft are also upstairs. Included are the upgraded craftsman series trim & black craftsman lighting packages, black doorknobs and plumbing fixtures, upgraded carpet & pad in bedrooms, oak staircase, gutters, screen porch, home automation system, tankless gas hot water heater, Bluetooth speakers in kitchen, sprinklers and garage door opener .Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 5 beds
- 4 baths
- Single Family
- RESIDENTIAL
- ACTIVE



## Basics

<b>Date added:</b> Added 4 weeks ago	<b>Listing Date:</b> 2025-04-12
<b>Price per sqft:</b> \$130.47	<b>Category:</b> RESIDENTIAL
<b>Type:</b> Single Family	<b>Status:</b> ACTIVE
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 4 baths
<b>Floors:</b> 2 floors	<b>Year built:</b> 2025
<b>TMS:</b> 01510-03-13	<b>MLS ID:</b> 606313
<b>Pool on Property:</b> No	<b>Full Baths:</b> 4
<b>Financing Options:</b> Cash,Conventional,FHA,VA	<b>Cooling:</b> Central,Split System

## Building Details

<b>Heating features:</b> Gas 1st Lvl,Gas 2nd Lvl,Split System	<b>Garage:</b> Garage Attached, Front Entry
<b>Garage spaces:</b> 2	<b>Foundation:</b> Slab
<b>Water Source:</b> Public	<b>Sewer:</b> Public
<b>Style:</b> Traditional	<b>Basement:</b> No Basement
<b>Exterior material:</b> Fiber Cement-Hardy Plank, Stone	<b>New/Resale:</b> New

## Amenities & Features

**Features:** Back Porch - Screened, Front Porch - Covered, Gutters - Full, Sprinkler

## HOA Info

<b>HOA:</b> Y	<b>HOA Fee:</b> \$845
<b>HOA Fee Per:</b> Yearly	<b>HOA Fee Includes:</b> Common Area Maintenance, Sidewalk Maintenance, Street Light Maintenance



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## Nearby Schools

**School District:** Lexington/Richland Five   **Elementary School:** Lake Murray Elementary  
**Middle School:** Chapin   **High School:** Chapin

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## Listing Courtesy Of

**Listing Office:** Coldwell Banker Realty

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

