



**\$150,000**

## 2809 MAGNOLIA STREET

<https://vizorealty.com>

Charming Home in Forest Acres â Prime Location! Welcome to 2809 Magnolia Street in the heart of Forest Acresâan incredible opportunity for homeowners and investors alike! This 2-bedroom, 2-bathroom home boasts 1,389 square feet of flexible living space, featuring a flex room, a study, an enclosed sunroom, a covered front porch, and a side deck, giving you plenty of options to work, relax, and entertain. Sitting on a rare double lot totaling 0.35 acres, this property provides room to expand or simply enjoy the extra outdoor space. With public utilities and a layout full of potential, this home is perfect for a buyer looking for valueâor an investor searching for their next rental or renovation project. Located in Forest Acres just minutes from Downtown Columbia, Prisma & MUSC Hospitals, the University of South Carolina, Fort Jackson, and major interstates, youâll enjoy quick access to shopping, dining, parks, and everything the city has to offer. Don't miss the chance to own in one of Columbiaâs most desirable and convenient neighborhoods. Whether you're looking for a move-in-ready starter home or an income-producing property, this home has endless possibilities! Schedule your private showing today and make this Forest Acres gem yours! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1386 sq ft



## Basics

**Date added:** Added 12 hours ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Floors:** 1 floor  
**Lot size, acres:** 0.35 acres  
**MLS ID:** 609025  
**Full Baths:** 2

**Listing Date:** 2025-05-20  
**Type:** Single Family  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Area, sq ft:** 1386 sq ft  
**Year built:** 1965  
**TMS:** 11510-09-07

## Building Details

<b>Price Per SQFT:</b> 108.23	<b>Style:</b> Traditional
<b>New/Resale:</b> Resale	<b>Foundation:</b> Crawl Space
<b>Heating:</b> Central	<b>Cooling:</b> Central
<b>Water:</b> Public	<b>Sewer:</b> Public
<b>Basement:</b> No Basement	<b>Exterior material:</b> Brick-All Sides-AbvFound

## Amenities & Features

<b>Pool on Property:</b> No	<b>Garage:</b> None
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## HOA Info

**HOA:** N

## School Info



**School District:** Richland One  
**Secondary School:** Perry

**Elementary School:** Bradley  
**High School:** Johnson

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## Listing Courtesy Of

**Listing Office:** DeWees Real Estate Group LLC

**Listing Agent:** Josh, Minico

