



**\$259,900**

### **3004 COLTON DRIVE, FLORENCE SC 29501**

<https://vizorealty.com>

Custom built home – one owner. immaculate and shows better than some new constructed homes. NO Rear neighborhoods. Colton Drive backs up to the dry pond and wetlands. Low maintenance Landscaping, front porch, fenced yard, screen porch with animal wall, additional patio & gutters. Open floor plan. Hardwood floors in living area, hallways and bedrooms. Gas log corner fireplace in living room. Fireplace has a granite mantle and facing. Tile floors in kitchen, dining area, laundry room and all bathrooms. One of the few homes with 2.5 bathrooms. Split floor plan. Vaulted ceiling in living area, kitchen & dining area. Chair railing in living area & dining area. Ceiling fans in living area, bedrooms & screen porch. 6 ft sliding glass door in dining area leads to screen porch. Kitchen offers a peninsula island, work island, granite counter tops, stainless appliances. Dishwasher 2024. Gooseneck faucet. Owners' bathroom: offers dual vanities, 5 ft walk in shower insert with glass shower door, jet tub with subway tile backsplash, linen closet, walk in closet. All bathrooms have granite counter tops. Laundry room offers cabinets. Washer and dryer are negotiable, washing machine 2024. McMillian pest control has home under a termite warranty. Air Pro services HVAC unit twice a year under a maintenance agreement. Exterior recently pressure washed. Owner's bedroom windows replaced 2025 due to window cracking. Front gutter under rock bed has an underground extension for water to flow out to front.

- 3 beds
- 2 baths
- Single Family Residence
- RESIDENTIAL
- ACTIVE
- 1550 sq ft



# Basics

**Date added:** Added 2 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Lot size, acres:** 0.22 acres  
**MLS ID:** 20251199  
**Full Baths:** 2

**Listing Date:** 2025-04-02  
**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area, sq ft:** 1550 sq ft  
**Year built:** 2015  
**TMS:** 0024101058

# Building Details

**Foundation:** Concrete Slab, Raised Slab  
**Cooling:** Central Air, Heat Pump  
**Sewer:** Public Sewer  
**Exterior material:** Vinyl Siding

**Heating:** Central, Heat Pump  
**Water:** Public  
**Floor covering:** Hardwood, Tile, Wood  
**Parking:** Attached

# Amenities & Features

**Garage:** 1

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Fireplace:** 1 Fireplace, Gas Log, Living Room

**Features:** Attic, Blinds, Ceiling Fan(s), Covered Outdoor Ceiling Fan, Kitchen Island, Patio, Porch, Pulldown Stairs, Screen Porch, Screened Outdoor Space, Shower, Solid Surface Countertops, Vaulted Ceiling(s), Walk-In Closet(s), Wash/Dry Cnctn.

# HOA Info

**HOA:** 1

**Hoa Fee:** \$150

**HOA Fee Per:** Annually



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## School Info

**Elementary School:** Theodore Lester Elementary

**Secondary School:** Williams

**High School:** Wilson

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## Listing Courtesy Of

**Listing Office:** ERA Leatherman Realty, Inc.

**Listing Agent:** Dorothy A Corriero

