

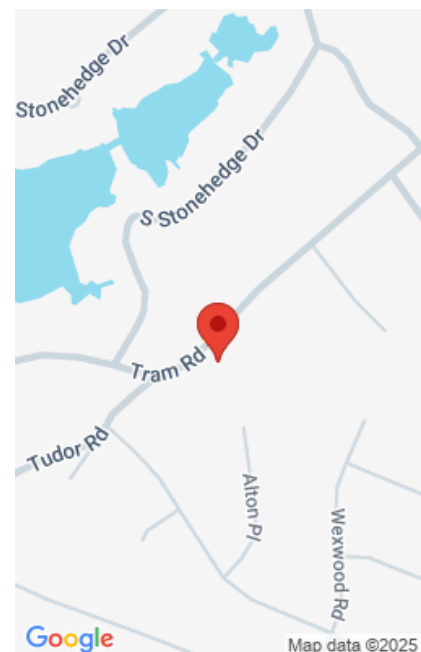


## 312 TRAM ROAD

<https://vizorealty.com>

This is an amazing all-brick home in Lexington County. It is close to Lake Murray, shopping/Harbison, blue ribbon Lex/Richland 5 schools, and convenient to I-26/I-20 making it convenient to downtown Columbia, Chapin, and Lexington. The custom-built home has great architectural detail with a covered Southern front porch and courtyard with a gas fireplace. The high-quality interior finish includes 9" ceilings, beautiful wood trim and cabinets, insulation in most interior walls, and Marvin Integrity windows and patio doors typically found on high-end custom homes like this one. It is almost like having 2 separate homes with the main floor consisting of 4 bedrooms with 2 master suites, a living room, an eat-in kitchen, with 2 bonus rooms over the oversized 2 car garage. The kitchen has a bar and a custom range with an auxiliary oven plus a built-in microwave nook. The energy efficient finished basement is approximately 2800 sf with room for a home office, personal gym and already includes an antique bar, movie/TV room, and a pool table plus space for other games. If needed, the basement could even be converted into an in-law suite, and it already includes a full bathroom. The backyard can be your own private oasis and is perfect for socializing with a pool, a small creek that feeds a waterfall and Goldfish Pond, firepit, playhouse, and shed. There's a covered back deck looking over all the splendid landscaping of this level lot, including the Leyland Cypress buffer for extra peace and quiet. The architectural shingles were installed in 2024, and you can't beat the quiet and energy efficiency of an all-brick home that also included insulation in the interior walls. The front and backyards each have their own irrigation zones. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 5 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 6318 sq ft



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# Basics

**Date added:** Added 3 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 5 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.49 acres  
**MLS ID:** 608263  
**Full Baths:** 4

**Listing Date:** 2025-05-09  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 6318 sq ft  
**Year built:** 2003  
**TMS:** 002816-01-020

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# Building Details

**Price Per SQFT:** 83.1  
**New/Resale:** Resale  
**Heating:** Central  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Brick-All Sides-AbvFound

**Style:** Ranch  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** Yes Basement

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# Amenities & Features

**Garage:** Garage Attached, side-entry  
**Features:** Back Porch - Covered, Corner, Front Porch - Covered, Gutters - Full, Patio, Shed

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# HOA Info

**HOA:** N



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## School Info

**School District:** Lexington/Richland Five

**Secondary School:** Irmo

**Elementary School:** Seven Oaks

**High School:** Irmo

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## Listing Courtesy Of

**Listing Office:** Keller Williams Realty

**Listing Agent:** Brandon, M, Hoffman

