



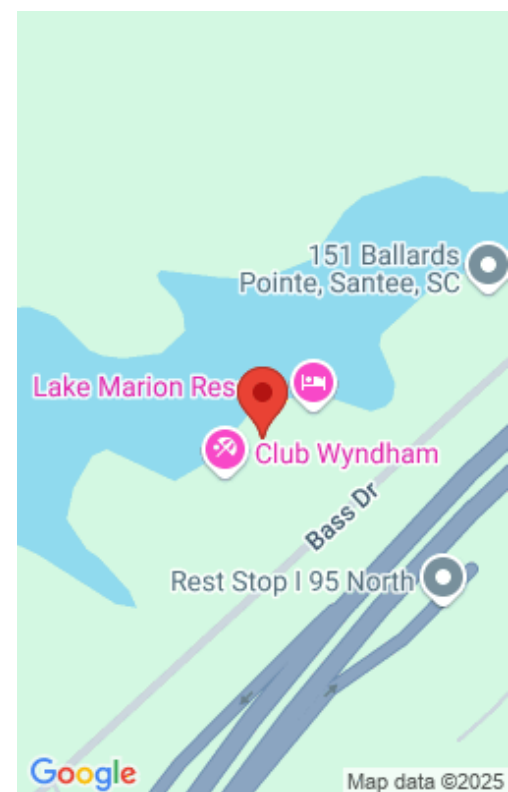
**\$245,000**

## 312 TRILLIUM COURT COURT M1244

<https://vizorealty.com>

DID YOU KNOW that Lake Marion is South Carolina's Largest lake and you will have a direct view of the lake and Santee State Park from the patio of this unit! This is truly an amazing, Fully Furnished, property in Ballards Pointe III and and you will love it at first sight! It has been well-maintained and is in a spectacular area to call home or to rent out! NO STAIRS to get to your condo because there is an ELEVATOR! Plenty of parking right outside the unit too. You will be within a few hours of many beautiful beaches and close enough to Charleston to do day trips. There are golf courses nearby and the fishing is INCREDIBLE! Head out for meals at many great restaurants, in and around Santee, with various types of cuisine. PHOTOS of NEW Flooring will be added soon. 2025 HOA fee of \$743.89 a month includes: Internet, cable, use of clubhouse, pool, grills, fire pits, workout center, Wyndham Activities and Socials, use of docks, garbage dumpster, and insurance for the exterior of buildings. Agents must always accompany clients. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 beds
- 2 baths
- Condo
- RESIDENTIAL
- ACTIVE
- 1328 sq ft



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# Basics

**Date added:** Added 4 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Floors:** 1 floor  
**Lot size, acres:** 0 acres  
**MLS ID:** 602477  
**Full Baths:** 2

**Listing Date:** 2025-02-20  
**Type:** Condo  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Area, sq ft:** 1328 sq ft  
**Year built:** 2007  
**TMS:** 03241001012026

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# Building Details

**Price Per SQFT:** 184.49  
**New/Resale:** Resale  
**Heating:** Heat Pump 1st Lvl  
**Water:** Public  
**Basement:** No Basement

**Style:** Other  
**Foundation:** Slab  
**Cooling:** Central,Heat Pump 1st Lvl  
**Sewer:** Public  
**Exterior material:** Brick-Partial-AbvFound

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# Amenities & Features

**Pool on Property:** Yes  
**Water Frontage:** Waterfront Community

**Garage:** None  
**Features:** Boat Ramp, Dock Shared, Grill, Landscape Lighting, On Water, Patio, Pool House

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# HOA Info



HOA: Y

Hoa Fee:  
\$743.89

**HOA Includes:** Back Yard Maintenance,Clubhouse,Common Area Maintenance,Community Boat Ramp,Exterior Maintenance,Front Yard Maintenance,Green Areas,Landscaping,Pest Control,Playground,Pool,Sewer,Sidewalk Maintenance,Street Light Maintenance,Trash

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## School Info

**School District:** Orangeburg Three  
**Secondary School:** Ellore

**Elementary School:** Ellore  
**High School:** Lake Marion

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## Listing Courtesy Of

**Listing Office:** AgentOwned Realty Preferred Group

