



## 313 REGATTA ROAD

<https://vizorealty.com>

Welcome to 313 Regatta, Lake Murray's premier custom waterfront estate. This brand-new home is the product of an exceptional collaboration between Terra Innovations, Birch Home Builders, and Sullivan Interiors, bringing together superior craftsmanship, energy-efficient design, and timeless finishes. Perfectly situated on a large lot with 150 feet of prime water frontage, this property offers sweeping lake views, a private boat ramp, and a brand-new dock—providing the ultimate setting for embracing lake life. Built with energy efficiency and durability in mind, this high-performance home features Andersen windows, variable-speed Lennox HVAC systems on each level, ZIP System sheathing for enhanced air and moisture protection, and a Superior Walls foundation offering outstanding comfort and thermal performance. Inside, enjoy 6.5-inch hardwood floors, designer Visual Comfort lighting, and a covered porch with a cozy fireplace—perfect for year-round enjoyment. The gourmet kitchen is a showstopper, equipped with fully integrated GE Monogram appliances, including a 48-inch dual fuel range, quartz countertops, custom cabinetry, and a butler's pantry with beverage cooler, sink, and walk-in pantry. The main-floor primary suite offers breathtaking lake views, a spa-like bath, and a spacious walk-in closet with secondary laundry. A private guest suite and full bath complete the main level. Upstairs features three bedrooms, a flex room, playroom, full laundry, and a walk-in conditioned attic. The lower level is built for entertaining with a rec room, kitchenette, media room, wine room, guest suite, and boat garage. Step outside to enjoy covered patios, an outdoor shower, and direct lake access—everything you need for effortless lakeside living. 313 Regatta offers a rare opportunity to experience luxury, comfort, and the best of Lake Murray living in one remarkable custom home. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

**\$2,999,000**

- 7 beds
- 6 baths
- Single Family
- RESIDENTIAL
- ACTIVE



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# Basics

<b>Date added:</b> Added 7 hours ago	<b>Listing Date:</b> 2025-06-27
<b>Price per sqft:</b> \$605.13	<b>Category:</b> RESIDENTIAL
<b>Type:</b> Single Family	<b>Status:</b> ACTIVE
<b>Bedrooms:</b> 7 beds	<b>Bathrooms:</b> 6 baths
<b>Floors:</b> 3 floors	<b>Year built:</b> 2025
<b>TMS:</b> 001822-02-011	<b>MLS ID:</b> 611867
<b>Pool on Property:</b> No	<b>Full Baths:</b> 6
<b>Water Frontage:</b> On Lake Murray	<b>Financing Options:</b> Cash,Conventional,FHA,VA
<b>Cooling:</b> Central,Multiple Units	

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# Building Details

<b>Heating features:</b> Central,Multiple Units	<b>Garage:</b> Garage Attached, Front Entry
<b>Garage spaces:</b> 3	<b>Foundation:</b> Slab
<b>Water Source:</b> Public	<b>Sewer:</b> Public
<b>Style:</b> Traditional	<b>Basement:</b> Yes Basement
<b>Exterior material:</b> Brick-Partial-AbvFound, Fiber Cement-Hardy Plank	<b>New/Resale:</b> New

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# Amenities & Features

**Features:** Back Porch - Covered, Back Porch - Uncovered, Deck, Dock, Fireplace, Front Porch - Covered, Gutters - Full, Lake Fed Irrigation

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# HOA Info

**HOA:** N



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## Nearby Schools

**School District:** Lexington/Richland Five  
**Middle School:** Irmo

**Elementary School:** Irmo  
**High School:** Irmo

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## Listing Courtesy Of

**Listing Office:** RE/MAX At The Lake

**Listing Agent:** Allison, Parler

