



**\$539,000**

## **316 SMALLWOOD DRIVE**

<https://vizorealty.com>

**\*\*Enjoy a secured, private, community boat ramp and dock in this neighborhood!! There is also a private dock on the property of the home, too.\*\*** This 3-bed, 2.5-bath, 2,015 SF home on .55 acres with 55 feet of Lake Murray frontage (and a private dock!) offers breathtaking lake views from the den, back porch, and even your desk! Whether you're relaxing on the rocking-chair front porch or watching the sunset over the water, every day feels like a vacation. Inside, you'll find hardwood floors, high ceilings, and an open-concept layout. The kitchen features white cabinets, stainless appliances, a bar top, and a breakfast/dining area. The primary suite includes a walk-in closet and a newly renovated en-suite bathroom that is the star of the show. Upstairs, the large FROG offers additional space and storage. Located in a friendly, laid-back lake community, this home has access to a boat ramp, dock, pavilion, and walking/biking trails for just a voluntary \$100 annual HOA fee. It's just minutes to Chapin, with grocery and pizza delivery available. The wildlife, peaceful water views, and convenience make this a true gem. Lake life never gets old—schedule your showing today! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE



# Basics

**Date added:** Added 3 weeks ago  
**Price per sqft:** \$267.23  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 1.5 floor  
**TMS:** 000920-04-015  
**Full Baths:** 2  
**Cooling:** Central

**Listing Date:** 2025-05-15  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Year built:** 1999  
**MLS ID:** 608703  
**Water Frontage:** On Lake Murray

# Building Details

**Heating features:** Central  
**Garage spaces:** 2  
**Water Source:** Public  
**Style:** Traditional  
**Exterior material:** Brick-Partial-AbvFound, Vinyl

**Garage:** Garage Attached, Front Entry  
**Foundation:** Crawl Space  
**Sewer:** Lett System  
**Basement:** No Basement  
**New/Resale:** Resale

# Amenities & Features

**Features:** Back Porch - Covered, Back Porch - Uncovered, Dock, Front Porch - Covered, Gutters - Full, Shed, Sprinkler

# HOA Info

**HOA:** Y  
**HOA Fee Per:** Yearly

**HOA Fee:** \$100  
**HOA Fee Includes:** Common Area Maintenance, Community Boat Ramp, Street Light Maintenance



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## Nearby Schools

**School District:** Lexington/Richland Five    **Elementary School:** Chapin Elementary School  
**Middle School:** Chapin    **High School:** Chapin

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## Listing Courtesy Of

**Listing Office:** Keller Williams Preferred    **Listing Agent:** David, Hunt

