



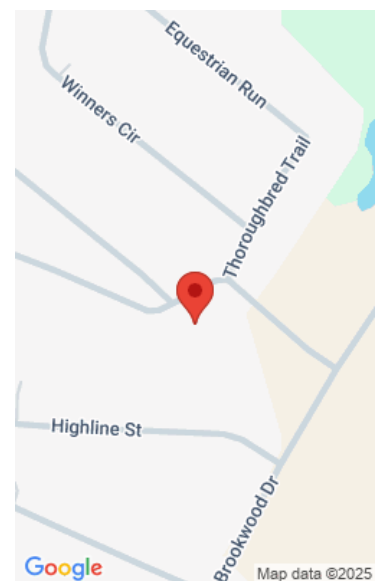
**\$455,000**

### **318 BIRCHWOOD, HARTSVILLE SC 29550**

<https://vizorealty.com>

318 Birchwood Dr. was built in 1974 by Graham and Bill Segars, total sq. ft. 3,325. A separate 1200 sq.ft. shop/garage was added in 1996. The back deck was replaced in 2021 along with the roof. This large home has 5 bedrooms and 3.5 baths. Large walk-in attic area, ( no pull down stairs) tons of storage area a must see. Most recent appraisal done 2024 Throughout home you'll see custom handcrafted crown molding and flooring. Home has been well maintained throughout the years. New carpet and paint in downstairs bedroom and upstairs. Spacious indoor and outdoor living spaces create many possibilities for new owners. The split-level floor plan features heart pine flooring along with custom crown molding on the main living floor which includes living room, dining room and den with woodburning fireplace flanked by two sets of French doors that open onto a deck which overlooks the large backyard and pond. The kitchen and breakfast room on the same level offer beautiful views of the natural beauty outdoors and provides a spacious footprint that could easily be updated to accommodate a more modern kitchen. A mudroom with washer /dryer connections, a large utility sink, and extensive storage off breakfast room, as is a half bath and home office with built in desk and bookshelves. From the mudroom you exit to a covered walkway to the large workshop. The workshop can be accessed from the backyard or the driveway in order to get to your favorite toys or tools. There's plenty of space for lawn mower, boat, golf cart, etc. This is in addition to the two car garage which also has a large closet space. With fresh paint , carpet and plumbing fixtures throughout , 318 Birchwood Dr. offers a clean and neutral slate. The master bedroom and bath are located upstairs and include walk-in closets. Two additional bedrooms with large closet space share a bath upstairs. A stairs case not pull down leads to more rare storage, must see! Downstairs there are two bedrooms a full bath and large den area. The downstairs provides children their own space or perhaps and in-law suite. there's even a cooktop bar and sink which could easily be updated to the new owners taste. Large windows look onto the backyard and small patio. In addition to all the special characteristic of the home it includes 2 acres of land which could be sub divided. If the new owners were to sell the adjoining lot, a fair market value of 30-40K should be expected. Call to book your appointment or simply inquire 843-858-0033 Gray Segars.

- 5 beds
- 3 baths
- Single Family Residence
- RESIDENTIAL
- ACTIVE
- 3325 sq ft



# Basics

**Date added:** Added 20 hours ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Lot size, acres:** 2.09 acres  
**MLS ID:** 20241633  
**Full Baths:** 3

**Listing Date:** 2024-04-26  
**Type:** Single Family Residence  
**Bedrooms:** 5 beds  
**Area, sq ft:** 3325 sq ft  
**Year built:** 1974  
**TMS:** 0200004026

# Building Details

**Foundation:** Crawl Space  
**Cooling:** Central Air, Heat Pump  
**Sewer:** Septic Tank  
**Exterior material:** Brick Veneer/Siding, Frame  
**Heating:** Heat Pump  
**Water:** Public, Well  
**Floor covering:** Carpet, Hardwood, Vinyl, Wood  
**Parking:** Carport

# Amenities & Features

**Garage:** 1  
**Amenities:** Dishwasher, Disposal, Oven, Refrigerator, Surface Unit, Trash compactor  
**Fireplace:** 1 Fireplace, Den, Gas Log, Wood Burning Stove  
**Features:** Attic, Ceiling Fan(s), Deck, Drapes/Curtains, Insulated Windows, Irrigation Well, Kitchen Island, Pond, Porch, Shower, Solid Surface Countertops, Storage, Walk-In Closet(s), Wash/Dry Cnctn.

# School Info

**Elementary School:** Hartsville,West  
**High School:** Hartsville  
**Secondary School:** Hartsville





# Listing Courtesy Of

**Listing Office:** Better Homes and Gardens Real Estate-Segars Realty

**Listing Agent:** Michael G Segars

