



\$425,000



## 4522 W HWY.76, MARION SC 29571

<https://vizorealty.com>

Welcome to your dream home! This spacious, move-in ready brick residence features a contemporary style with all the upgrades you desire. Spanning 2,140 square feet on over half an acre, this one-story gem is the perfect place to call home. A concrete drive allows easy access to the property and a walkway leads to the front of the home. Circular, brick steps and a covered porch welcomes those entering the home, while the porch allows a great space for relaxation. Off to the side of the front porch is an attractive patio area, complete with seating and a fountain. Upon entering the home, one immediately enjoys a seamless flow in the living and dining room combination, featuring a 12 foot cathedral ceiling, hardwood floors, and built-in cabinetry. The abundance of natural light creates a warm and inviting atmosphere. The kitchen area boasts a large island, custom cabinets, and solid countertops. The home comes equipped with a stove, refrigerator, and microwave. Ample counter space is also available for all your culinary adventures. Just off the kitchen is a designated laundry room with a washer/dryer and storage cabinets. The electrical switch box is also located in this area. On each side of the living/dining area are two generously sized bedrooms, featuring high ceilings, double closets, and carpeting. Each bedroom has a private bath. The bathroom in the master bedroom has a tub/shower unit, while the bathroom in the second bedroom has a large walk-in shower. A lovely sunroom was added to the home in 2022. This room is light and airy, featuring luxury vinyl plank flooring and multiple windows that bring the outdoors in. Architectural features include, brick accent walls and a high ceiling. In addition to ceiling fans, a mini-split unit allows for controlled heating and cooling, which makes this a perfect place for family and friends to gather. The sunroom opens to a large fenced-in area perfect for entertaining and relaxation. The sparkling chlorine pool allows for outdoor enjoyment and family fun. A whimsical lighthouse adds a playful touch, perfect as a kids' play area or an area to house pool related items. A beautifully landscaped yard adds to the beauty of the home. The concrete driveway leads to the rear of the home, where a large 2-car attached garage provides convenience and easy access to the home. The pool area and backyard is fenced, which adds beauty, convenience, and safety for outdoor activities. Behind the home is a 24 x 24-foot outbuilding, which could serve as a workshop and/or second garage. It is the perfect place to store tools, complete DIY projects, store pool supplies, and/or to house lawn and garden equipment. There is also a half bath located in the outbuilding, which has added convenience for outdoor enthusiasts and those enjoying the pool. This home blends spaciousness with modern upgrades. The home has a central heating and cooling system, gas logs, a Generac generator, ceiling fans, and a mini-split unit to ensure comfort year-round. The home is conveniently situated between Marion and Florence, South Carolina. It offers easy access to key destinations: I-95 (15 minutes), Florence (20 minutes), Francis Marion University (10 minutes), Marion (10 minutes), and Myrtle Beach (90 minutes). Don't miss out on this exceptional opportunity to own a lovely, well-maintained home close to all amenities, airports, and medical facilities. Schedule your tour today and step into your future home!

- 2 beds
- 2 baths
- Single Family Residence
- RESIDENTIAL
- ACTIVE
- 2140 sq ft



### Basics



**Date added:** Added 2 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Lot size, acres:** 0.6 acres  
**MLS ID:** 20250936  
**Full Baths:** 2

**Listing Date:** 2025-03-16  
**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area, sq ft:** 2140 sq ft  
**Year built:** 1991  
**TMS:** 0400000092000

## Building Details

<b>Foundation:</b> Crawl Space	<b>Heating:</b> Central, Heat Pump, Other/See Remarks
<b>Cooling:</b> Central Air	<b>Water:</b> Public
<b>Sewer:</b> Septic Tank	<b>Floor covering:</b> Carpet, Hardwood, Luxury Vinyl Plank, Tile, Wood
<b>Exterior material:</b> Brick Veneer	<b>Parking:</b> Attached

## Amenities & Features

<b>Garage:</b> 1	<b>Fireplace:</b> Living Room
<b>Amenities:</b> Dryer, Microwave, Oven, Range, Refrigerator, Washer	<b>Features:</b> Blinds, Cathedral Ceiling(s), Ceiling Fan(s), Ceilings 9+ Feet, Insulated Windows, Kitchen Island, Patio, Porch, Shower, Solid Surface Countertops, Storage, Swimming Pool-Chlorine

## School Info

<b>Elementary School:</b> Eastling/Marion	<b>Secondary School:</b> Marion Intermed
<b>High School:</b> Marion	

## Listing Courtesy Of



**Listing Office:** BULLARD REALTY

**Listing Agent:** Jayne C Lee

