



**\$499,900**

## **820 COLD BRANCH DRIVE**

<https://vizorealty.com>

Gracious Lake Napier Home with double owners suites for multi generational living. Relax on the large screened porch overlooking the lake and your private dock. Paddle around in your canoe or row boat and enjoy the lake and nature. Large well maintained home offers many options to make it your own. A gracious foyer with custom door and glass greets you and allows you the first view of your spectacular lakeside home and yard. Lovely open concept Greatroom and Dining area has cathedral ceiling and two sided fireplace into the kitchen eating area and custom kitchen with cathedral ceiling. All bedrooms are on the main floor, and there are two owners suites perfect for the multigenerational family. Beautiful custom wrought iron railings lead you to the upstairs secondary areas that include Loft/Media area and Study and ample walk out attic area which could be expanded for more living area. Quiet northeast neighborhood, moments from Sandhills shopping, convenient to Two Notch and Clemson Road I-20 access. Selling As is Where is, come see it before it disappears. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

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



# Basics

**Date added:** Added 22 hours ago

**Price per sqft:** \$145.07

**Type:** Single Family

**Bedrooms:** 4 beds

**Floors:** 1.5 floor

**Year built:** 1977

**MLS ID:** 612199

**Full Baths:** 3

**Financing Options:** Cash,Conventional,FHA,VA

**Listing Date:** 2025-07-02

**Category:** RESIDENTIAL

**Status:** ACTIVE

**Bathrooms:** 3 baths

**Lot size, acres:** 115' X 247' x110' x192' acres

**TMS:** 23005-09-13

**Pool on Property:** No

**Water Frontage:** Common Lake

**Cooling:** Central,Zoned

# Building Details

**Heating features:** Central,Heat Pump 1st Lvl,Heat Pump 2nd Lvl,Zoned

**Garage spaces:** 2

**Water Source:** Public

**Style:** Contemporary

**Exterior material:** Wood

**Garage:** Garage Attached, side-entry

**Foundation:** Crawl Space

**Sewer:** Public

**Basement:** No Basement

**New/Resale:** Resale

# Amenities & Features

**Features:** Back Porch - Screened, Deck, Dock, Front Porch - Covered, Gutters - Partial, Lake Fed Irrigation, Landscape Lighting, Sprinkler

# HOA Info

**HOA:** Y

**HOA Fee:** \$380

**HOA Fee Per:** Yearly

**HOA Fee Includes:** Common Area Maintenance, Green Areas



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## Nearby Schools

**School District:** Richland Two  
**Middle School:** Summit

**Elementary School:** North Springs  
**High School:** Spring Valley

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## Listing Courtesy Of

**Listing Office:** JPAR Magnolia Group

**Listing Agent:** Mary Morgan, Kerlagon

