



# 121 Warbler Way, Summerville, 29483, SC

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**Price - \$534,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	3	1	3071	0.1200	2015	100 Days

## Features

### Exterior

- Rain Gutters

### Cooling

- Central Air

### Heating

- Natural Gas

### Floors

- Ceramic Tile
- Wood
- Carpet

### Roof

- Architectural

### Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Interior Features

- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Frog Attached
- Living/Dining Combo
- Office
- Pantry
- Separate Dining
- In-Law Floorplan
- Game
- Utility

## Community Features

- Clubhouse
- Dog Park
- Park
- Pool
- Walk/Jog Trails

## Utilities

- Dominion Energy
- Dorchester Cnty Water and Sewer Dept
- Dorchester Cnty Water Auth

## Fireplace Features

- Gas Connection
- Living Room
- One

## Lot Features

- 0 - .5 Acre

## Style

- Traditional

## Other

- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Walk-In Closet(s)

## Description

Nestled in the highly coveted community of The Ponds, this stunning home and neighborhood offer the quintessential Lowcountry lifestyle. From its large front and back porches to its open and inviting floorplan, this home offers an unparalleled blend of style, space, and Southern charm. Boasting just under 3100 sq ft, 5 bedrooms, 3.5 baths, this 2015 Kolter built home has tons of extras. With its multiple expansive storage closets, an additional bump out storage room in the garage, and a semi-private entrance to the finished room/suite over the garage (FROG), it provides ample room for comfortable living and entertaining. It would also make an incredible in-law suite. While school zoning should always be verified & is subject to change, it should be noted that this home is currently zoned for Sand Hill Elementary; named a 2024 Blue Ribbon School. Sand Hill is one of only 4 South Carolina schools to receive this recognition, and one of only 365 schools nationally. The home is located about 12 minutes from Sand Hill Elementary and the highly desired Rollings Middle School of The Arts. An added bonus to the location of this home is that it's walking distance to the YMCA and fire station located in the neighborhood. Stepping inside, you'll find all the desired features you've been searching for. Downstairs offers a large bedroom which can be used as an office or flex room. This room has an expanded under-stair-closet which has incredible walk-in storage space beyond the standard closet. The large entryway, formal dining room, and wood staircase all offer an inviting feel to the home. Whether you're an at home chef, baker, or barista, this home's butlers pantry and coffee station allow you to keep your kitchen clutter free and host with ease. The spacious kitchen, complete with a gas range & oversized island, overlook the living room and large screened porch. Enjoy the breeze of summer by leaving the screened porch door open or any of the multiple living room windows- or stay cozy in the cooler months with the warmth and ambiance of the gas fireplace. It's the perfect layout for entertaining or relaxing. If you are hosting guests, or just want a private space for the rowdy members of your household to play, the private FROG (finished room over garage) is a must see! Separate from the house with its own semi-private entrance, full bath, newer dedicated HVAC system, walk-in closet PLUS additional walk-in storage space, the FROG can serve as a bedroom suite, gameroom, or theatre. The possibilities are endless. On a separate second floor from the FROG rests the remaining bedrooms of the home. Here you will find a large owners suite with tray-ceilings and beautiful natural light. This suite boasts dual walk-in closets, a gorgeous stand-alone soaking tub, glass shower, and dual vanity sinks. This floor hosts 2 other spacious bedrooms, a large guest bathroom, and a spacious laundry room with an amazing floor to ceiling shelving system. Outback, enjoy the sweet scent of Confederate Jasmine from the spacious screened porch, extended patio, or fenced backyard. And you can worry less with all the updates and extras that this home has: - Fresh interior paint throughout - New carpet with premium padding upstairs and in the FROG - Updated closet shelving systems in bedrooms and laundry - 2023 HVAC Mitsubishi mini-split for the FROG - Professionally cleaned air ducts - Tankless water heater - Expanded driveway for additional parking - New KitchenAid dishwasher - Hardwiring for a home generator with garage wall plug - Whole home surge protector - Curbed concrete landscape edging - SOLO automatic/magnetic pet door - New garbage disposal - Custom built garage shelving - Fenced backyard - Pull down attic stairs This home also comes with a paid 1-year home warranty. In addition to this amazing home, there is something to be said about the community as well, because it truly is a unique and special place. Many residents jokingly say it's much like a Hallmark movie. One which they enjoy having a role in. Zoned for highly desired DD2 schools, the Ponds is a community full of amenities and activities for all ages. Full of forest like woods with miles of trails to hike, unwind, and reconnect. This is the type of community where neighbors extend a hand to help. Where those same neighbors become friends, and grow to feel like family. If you are looking for a place to put down roots and grow, this is it. The Ponds is best known for its preserved natural beauty. Hundred year Oak trees positioned in

the center of the community near the farmhouse make for some unbelievably beautiful sunsets. If you are touring the home around that time, be sure to take a few minutes to find this spot. We guarantee that you won't leave without snapping a photo or two. These Oaks also set the stage for one of the most frequently used fields in the neighborhood. In the summer months, the HOA hosts food truck Fridays each month here and brings in live music. Neighbors walk or drive their golf carts to this field, throw a blanket down and enjoy spirits, food trucks, live music, and good company- together. Just beside this field sits the custom built tree house. A naturesque playground built to allow all ages to climb up and into the branches of one of the hundred year old Oak trees. The community also offers a large zero entry swimming pool, a beautiful outdoor shelter with a fire place, picnic tables and 2 large gas grills, a community fire pit, a kayak launch, numerous ponds for fishing, and an amphitheater which is often used for events such as the neighborhoods Fourth of July festival. Other fun community activities include (subject to change): - Numerous golf cart parades - Annual Halloween "witch walk" (in-neighborhood food & pub crawl) - Youth fishing tournament - Easter egg hunt - Bunco - Outdoor movie nights - Youth triathlon - Weekly Tuesday evening food and dessert trucks - Fall festival with costume contest - Oyster roast & Chili cook off - Summertime Luau with live music, dancing, and food trucks - Ugly Sweater Stroll - St. Patrick's Day parade and scavenger hunt - Holiday craft festival There are also several clubs within the community for residents to join (subject to change); a fishing club, book club, trail hiking club, gardening club, and a photography club to name a few. The Ponds also boasts a historical farmhouse which serves as their amenity center. The farmhouse dates back to the 1830's and is said to be the third home ever constructed in The Ponds. Its beauty can be enjoyed by all as it serves as the center of the development. Another scenic spot to enjoy breathtaking sunsets. It's a sought-after event space and has served as host to the Annual DD2 Foundation's evening fundraiser and has even hosted a few weddings. Just beside the farmhouse sits a small cottage that serves as the community coffee house. And adorable spot to stroll to each morning to enjoy the paper, read a book, or just catch up with neighbors over a cup of joe. It even offers free WiFi and is a great spot to use occasionally if you work remotely. In addition to the endless amenities available to community residents, The Ponds is also home to one of Summerville's YMCA centers. If you've ever dreamt of being able to roll out of bed and walk to the gym or to your little ones' sports games, here's your chance! The Ponds isn't just a place, it's a lifestyle and residents here truly treasure what it offers. We hope that you will take time to not only tour this incredible home but the community as well. Homes here move fast so we encourage you to book your showing soon.

## SEE THIS PROPERTY



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### Check On Site



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### Location



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