



# 136 Long Iron, West Columbia, 29172, SC

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**\*Up to \$6,650 in  
Closing Cost Assistance OR  
Interest Rate Buy-Down!**

\*\*Use of preferred lender and attorney required. Rate buy-down depends on current rate, amount borrowed, credit, income, assets and is subject to lender/builder final review & approval.

**Price - \$322,500**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
5	3	2707	0.1200	2025	71 Days

## Features

### Cooling

- Central

### Foundation

- Slab

### Stories

- 2

### Style

- Traditional

### Water

- Public

## Description

Brand new construction in West Columbia's Rockford Place with an estimated closing date of Late May/Early June 2025\*\*\*Ask about up to \$7500 in closing cost or 2/1 buy down provided with use of preferred lender and attorney\*\*\* The Columbia offers 6 bedrooms with closets, an office/flex space on the main level, a loft, and 3 full baths. The main level features an open-concept layout perfect for family living and entertaining, a guest bedroom and full bath, and private office or flex room. Upstairs, you'll find the owner's suite with a private bath featuring dual vanities, a separate shower and soaker tub, and a huge walk-in closet. Bedrooms 3, 4, 5 and 6 (all with closets) share a full bath in the hall. The laundry room is also conveniently located on the second level. Each home comes with a smart home ExecTech package - video doorbell, thermostat, smart lock, media panel and HUB for countertop. Interior upgrades include tile backsplash in the kitchen, granite counters throughout, shaker cabinets, and LVP floors. Attached 2-car garage. Located just 9 miles from downtown Columbia. \*Representational photos - Colors, materials & inclusions may vary. Interior/exterior finishes noted above are subject to change. Marketing pictures/videos may be from a similar plan. Ask for details. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

## SEE THIS PROPERTY



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### Check On Site



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### Location



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