



# 146 Brant Drive, Summerville, 29483, SC

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**Price - \$545,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	3239	0.1400	2022	71 Days

## Features

### Exterior

- Balcony

### Cooling

- Central Air

### Heating

- Natural Gas

## Floors

- Ceramic Tile
- Wood
- Luxury Vinyl

## Laundry Features

- Washer Hookup
- Laundry Room

## Roof

## Interior Features

- Architectural
- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Living/Dining Combo
- Loft
- Office
- Pantry
- Separate Dining
- Utility

## Utilities

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

## Community Features

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

## Fireplace Features

- Gas Connection
- Living Room
- One

## Window Features

- Window Treatments - Some

## Lot Features

- 0 - .5 Acre
- Wooded

## Other

- Ceiling Fan(s)
- Garden Tub/Shower
- Sitting Room
- Walk-In Closet(s)

## Style

- Traditional

## Description

Price Drop! + an ASSUMABLE 4.75% LOAN RATE Get a big bang for your buck with this beauty. The Washer/Dryer/Refrigerator convey! 4 bedrooms, 3 full baths, a downstairs bedroom & bath, a butlers pantry, large loft, HUGE owners bedroom and closet, soaking tub, gas fireplace, screened porch, additional paver patio, plus a view of the woods! This is a must see. Boasting over 3200 sq ft, 4 bedrooms, with one bedroom and full bathroom located on the first floor, a downstairs flex room, butlers pantry, a drop zone, gas fireplace, an upstairs loft. It has an unbelievably large owners suite with its own additional sitting room, oversized walk-in closet, vaulted ceiling bathroom with dual sinks, a walk-in shower, and a large soaking tub. It's a true retreat! It has an incredible backyard with a screened porch and additional patio overlooking the a wooded view- plus there's plenty of room for a swimming pool. All this plus it's an easy bike or golf cart ride to the community pool, YMCA, treehouse, play parks, or ponds to fish. 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. 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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