



# 311 Weston Hall Drive, Summerville, 29483, SC

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## Motivated Sellers

**Price - \$579,900**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	2	1	3379	0.1800	2015	40 Days

## Features

### Exterior

- Lawn Irrigation
- Rain Gutters
- Lighting

### Cooling

- Central Air

### Heating

- Natural Gas

### Floors

- Carpet
- Ceramic Tile
- Wood

## Roof

## Interior Features

- Architectural
- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Formal Living
- Great
- Living/Dining Combo
- Loft
- Office
- Pantry
- Separate Dining
- Study
- Sun
- Utility

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## 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
- Wooded

## Style

- Traditional

## Other

- Ceiling Fan(s)
- Multiple Closets
- Sitting Room
- Walk-In Closet(s)

## Description

PRICE DROP! PRICED TO SELL! Better than new construction, this is a must see turn-key home with all bells and whistles. Just under 3400 square feet, meticulously maintained, resting on a premium wooded lot. Boasting gleaming wood floors, 2 bonus rooms- one that can be used as a large 4th bedroom, a refrigerator and 2 wine coolers, a spacious front porch, and an enclosed floor to ceiling sliding-window back porch. It has the beautifully landscaped backyard you've been looking for. Enjoy year round wooded views, a stone walkway, curbed edging, and an additional poured concrete patio plumbed with a gas line for your gas grill. Kiss those bulky propane tanks goodbye as you'll never need them with this home! With its 3 spacious bedrooms, and ability to use either the up or downstairs bonus rooms as a 4th bedroom, this home offers all the space you need. Boasting beautiful wood floors, a downstairs flex room, an upstairs flex room, formal dining room, incredible kitchen with tile backsplash and lower-level-pull-out cabinets, new dishwasher, butlers pantry with 2 conveying wine coolers, large mudroom, gas range and gas fireplace, large owner's suite with sitting room extension, dual walk-in owner's closets, spacious laundry room with utility sink and added cabinet storage, pull down attic stairs with 10x12 storage space, 2017 roof & HVAC, a whole home surge protector, pest prevention injection system, irrigation, gutters with leaf guards, and professional landscaping and landscape lighting- just to name a few. It's truly a must see! 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. Built in 2017, this Kolter home offers the perfect blend of privacy and open floorplan living, ideal for both entertaining and everyday comfort. Inside, you are greeted with high ceilings, gleaming wood floors, and beautiful trim work. Soft natural light flows throughout while 8 rear windows provide a beautiful view of the wooded backyard. The heart of this home can be found in the kitchen. Overlooking the spacious living room, backyard, and back porch, you can entertain large groups or juggle the daily tasks of homework, dinner, and backyard play with ease. Downstairs also hosts a front flex room which can easily be converted to an additional bedroom or office. The formal dining room connects to the butlers pantry and beverage station with 2 wine coolers, granite countertops, and wall cabinetry. The home has a very large mudroom leading to the garage. It's the perfect drop zone to keep shoes and bookbags out of sight. The spacious half bath has a deep side closet which can easily be converted to a walk-in shower, providing a third full bath. Upstairs you will find a generously sized laundry room with utility sink and cabinetry for storage, and 4 spacious bedrooms. The oversized owners suite boasts tray ceilings, dual walk-in closets, overlooks the backyard, and includes an extended sitting area within. This area is great for those desiring a reading nook but it is spacious enough to serve as an additional office or a Peloton perch. Open any of the 4 bedroom windows to enjoy the views and sounds of serenading birds while you read, work, or work out. If you've been dreaming of a backyard with space to host birthday parties, cookouts, grow veggies, or to just unwind and relax, this is the home for you. The sliding windows of the back porch allow you to enjoy both warm and cool days in comfort. 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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