



322 Roy Hall Way, Campobello, 29323, SC

https://searchrealestate.co/properties/322-roy-hall-way/campobello/sc/29323/MLS_ID_1554414



Price - \$395,800

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1916	0.5900	2015	79 Days

Features

Cooling

- Central Air
- Other

Heating

- Electric
- Forced Air
- Heat Pump

Floors

- Carpet
- Ceramic Tile
- Wood

Roof

- Architectural

Laundry Features

- 1st Floor

Appliances

- Cooktop
- Dishwasher
- Disposal
- Microwave
- Self Cleaning Oven
- Convection Oven
- Electric Cooktop
- Electric Oven
- Range Hood
- Gas Water Heater
- Tankless Water Heater

- Walk-in
- Electric Dryer Hookup
- Washer Hookup

Security Features

- Smoke Detector(s)

Interior Features

- High Ceilings
- Ceiling Fan(s)
- Ceiling - Smooth
- Tray Ceiling(s)
- Granite Counters
- Open Floorplan
- Split Floor Plan
- Pantry

Community Features

- Common Areas
- Playground
- Dock
- Neighborhood Lake/Pond

Utilities

- Underground Utilities
- Cable Available

Fireplace Features

- Gas Log

Window Features

- Window Treatments
- Tilt Out Windows
- Vinyl/Aluminum Trim

Lot Features

- 1/2 - Acre
- Few Trees
- Sprklr In Grnd-Partial Yd

Other

Style

- Craftsman
- Electric
- Other
- Street Lights
- Other/See Remarks

Description

Welcome to 322 Roy Hall Way, Campobello, SC First Time Ever on the Market! Nestled in the scenic Cane Creek neighborhood in charming Campobello, this one-owner beauty is available for the very first time—and it's nothing short of exceptional. Built in 2015 and meticulously maintained, this home is a rare blend of quality craftsmanship, modern upgrades, and timeless style. Curb Appeal That Captivates From the moment you arrive, you'll notice the inviting charm of the cedar-wrapped front porch posts, matching shutters, and professional landscaping. A picturesque sidewalk lamppost—the only one in the neighborhood—adds an extra touch of warmth and character. The fully sodded front and back yards are beautifully maintained, with a front-yard irrigation system in place to keep things lush. The backyard even includes a green space perfect for natural leaf disposal and seasonal yard clean-up. Backyard Bliss Step outside to a peaceful retreat where a Sun Setter awning provides shade and comfort over the spacious back deck. Enjoy cozy evenings around the fire pit, host gatherings, or simply relax in the private, tree-lined yard with room to play and entertain. Interior Comfort & Functionality Inside, thoughtful design meets practical elegance. The kitchen is outfitted with KitchenAid, Whirlpool, and GE appliances, a custom microwave shelf with dedicated outlet in the island, and generous cabinet space. The kitchen also includes a pantry closet. Plantation shutters throughout most of the home provides style and privacy, while the wainscoted dining room with designer peel-and-stick wallpaper adds a touch of southern charm. Laundry room with built in cabinets for extra storage and door leading to double garage with plenty of storage. A custom hallway door separates the main living area from the bedroom wing—providing privacy for guests—while a transom above ensures efficient airflow and HVAC balance. Owner's Suite Retreat The spacious primary suite is a calming sanctuary featuring a free-standing soaking tub, dual walk-in closets with built-in electrical outlets, and a gorgeous feature panel accent wall for a custom designer touch. Additional Highlights Include: • Expansive Flex Room over the garage with walk-in attic storage • Cedar-lined closet in the front bedroom • Concrete crawl space with commercial-grade dehumidifier and ample storage • 120-gallon buried propane tank fueling the efficient tankless water heater • Ceiling fans with integrated lighting in all bedrooms and the flex room • Thoughtfully placed electrical outlets (including a hidden one atop the fireplace mantel!) • Quality finishes, upgraded lighting, and functional enhancements throughout This thoughtfully crafted home is a true standout—not only in Cane Creek, but in the entire Campobello area. Whether you're sipping coffee on the front porch, entertaining friends on the back deck, or simply enjoying the flow and function of the well-designed interior, this home provides something special for every season of life. Don't miss your chance to make this exceptional property your own—schedule your private showing today! **DON'T FORGET TO ASK FOR A COPY OF THE PRE-HOME INSPECTION REPORT PERFORMED ON 4/29/25, RADON TEST ANALYZED ON 4/23/25 AND CL-100 TERMITE INSPECTION PERFORMED ON 5/12/25.**

SEE THIS PROPERTY



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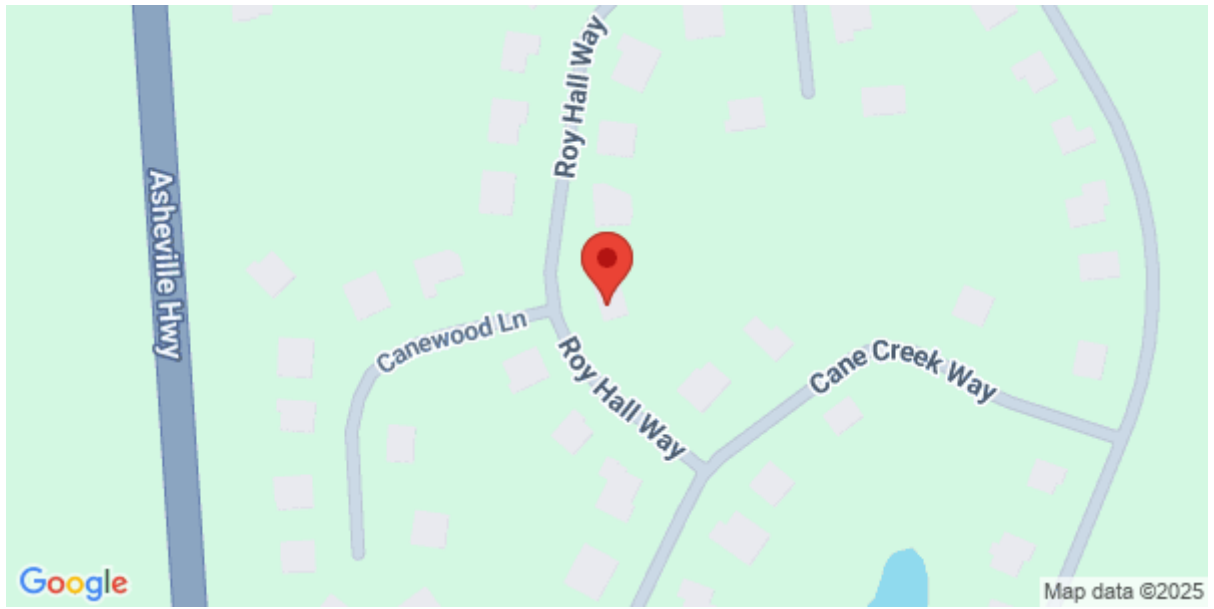
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Check On Site



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Location



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