



# 404 Cold Branch Way, Greenville, 29609-1600, SC

[https://searchrealestate.co/properties/404-cold-branch-way/greenville/sc/29609-1600/MLS\\_ID\\_1527213](https://searchrealestate.co/properties/404-cold-branch-way/greenville/sc/29609-1600/MLS_ID_1527213)



**Price - \$576,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	3	1	3599	0.5800	1990	339 Days

## Features

### Exterior

- Outdoor Fireplace
- Water Feature

### Cooling

- Attic Fan
- Central Air
- Multi-Units

### Heating

- Electric
- Natural Gas
- Heat Pump

## Floors

## Laundry Features

- 1st Floor
- 2nd Floor
- Walk-in
- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Security Features

- Smoke Detector(s)

- Carpet
- Wood

## Appliances

- Trash Compactor
- Cooktop
- Dishwasher
- Disposal
- Dryer
- Freezer
- Self Cleaning Oven
- Refrigerator
- Washer
- Electric Cooktop
- Electric Oven
- Ice Maker
- Double Oven
- Range Hood
- Gas Water Heater

## Community Features

- Clubhouse
- Common Areas
- Street Lights
- Pool
- Tennis Court(s)
- Water Access
- Dock
- Neighborhood Lake/Pond
- Vehicle Restrictions

## Interior Features

- 2nd Stair Case
- Ceiling Fan(s)
- Granite Counters
- Open Floorplan
- Walk-In Closet(s)
- Countertops-Other
- Second Living Quarters
- Attic Fan

## Fireplace Features

- Circulating
- Wood Burning
- Masonry

## Window Features

- Skylight(s)
- Window Treatments
- Tilt Out Windows
- Insulated Windows

## Utilities

- Underground Utilities

## Other

- Electric
- Heat Pump
- Creek
- Composition
- Breed Restrictions
- Yes
- Multi-Units
- Electricity
- Pool
- Recreation Facilities

## Lot Features

- 1/2 - Acre
- Few Trees

## Style

- Cape Cod

- Street Lights
- By-Laws
- Restrictive Covenants
- Attic Stairs
- Disappearing

## Description

Priced below appraisal value, this home is ready to support a second living area, with separate access already in place. All this through a meticulously-built addition that includes a full second kitchen, additional full bath and second laundry room with pantry. The addition features a great room with tall windows, 16 ft ceiling, and floating staircase accessing the elegant loft area. The great room windows provide views of the park-like lot, landscaping and stream. The great room, loft and second full kitchen can be used as a second living area or family event and fellowship space. Many updates have been added throughout the original portions of the two story Cape Cod. These updates include hardwood floors on the main level, thermal tilt-out windows, granite counters, new second floor HVAC system, new garage doors, and master bath renovation with custom tile work. The inviting wrap-around porch and outdoor patios with fire pit provide event or retreat areas, all overlooking the beautiful lot, stream, spring fed water feature and outdoor spaces. Half Mile Lake neighborhood features a community lake open to kayaks and paddle boards, club house, lighted tennis and pickle ball courts, and a professionally maintained and beautiful swimming pool. The home's location provides convenient access to both downtown Greenville or Travelers Rest. These two cities, with their Main Street restaurants, cafes, parks, performance venues and Saturday morning farmer's markets are locally connected by the 28-mile Swamp Rabbit Trail, a walking and biking greenway. GSP International Airport is an easy 25-minute drive. Jocassee and Keowee Lakes, Hendersonville, Asheville, Dupont State Forest, Table Rock State Park are nearby day-trip destinations.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

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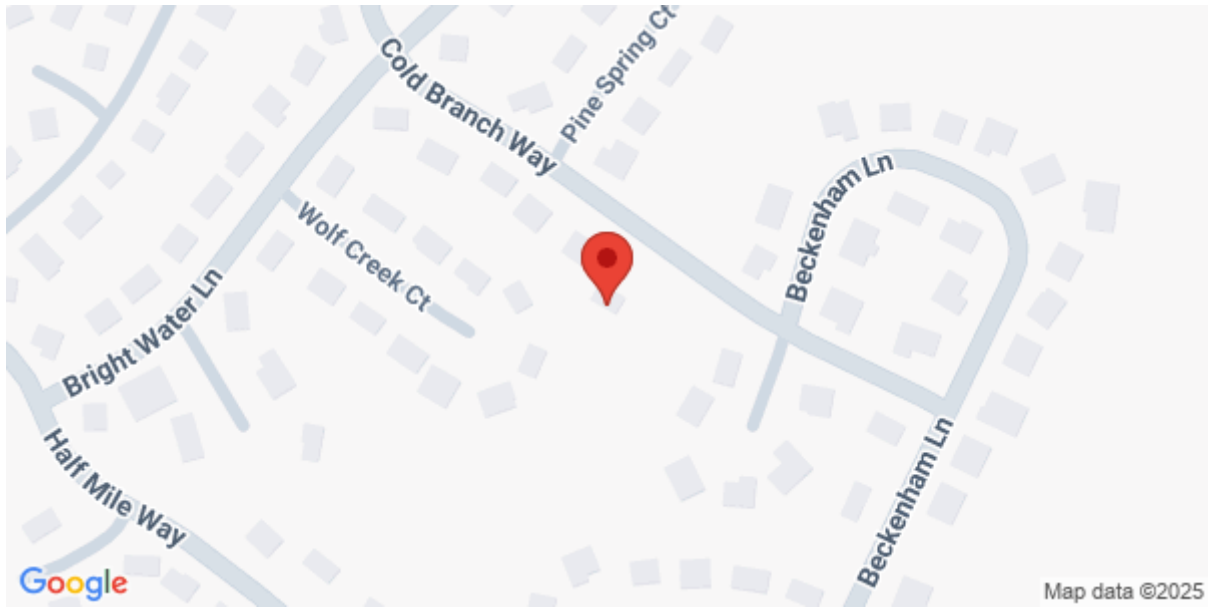
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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