



809 Polar Cap, West Columbia, 29170, SC

https://searchrealestate.co/properties/809-polar-cap/west-columbia/sc/29170/MLS_ID_600840



Price - \$419,585

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	3040	0.2800	2025	118 Days

Features

Cooling

- Central
- Zoned

Heating

- Gas 1st Lvl
- Gas 2nd Lvl

Foundation

- Slab

Style

- Traditional

Stories

- 2

Water

- Public

Other

- Cable TV Available
- Warranty (New Const)
Bldr
- Energy Star
- Other-Specify in
Comments
- CHiP Home Program

Description

NOTE: This home has a subject to contract with a 24 HOUR FIRST RIGHT OF REFUSAL! Call for details. WHAT A SWEET DEAL from Great Southern Homes! Get a loan at 4.99% (5.842% APR) on FHA and VA loans and \$5000 for closing costs! To qualify, one must use Homeowners Mortgage and close by May 30, 2025. On other loan types, get \$15,000 in Mad Money for options and/or transaction/loan fees. (Use of Homeowners Mortgage required if used for closing costs.) Now that's a Double Wow! New Construction by Great Southern Homes in Cottages at Roofs Pond with exterior HARDY PLANK siding! Revised Bradley II C Floor plan on Lot 125. Four BR/3.0 Bath plan with main level office and lots of storage! The front porch welcomes you into the foyer with full bath & office on main level. Next you move into the I open concept plan with large kitchen, dining & greatroom with gas log fireplace, built-ins and ceiling fan. Luxury Vinyl Flooring on entire main level of home & baths & laundry! You will love the large kitchen offering a huge island, white shaker style cabinets, 3CM quartz counters, stainless appliances (gas range, microwave, DW, and disposal), upgraded kitchen faucet, and pantry. Also included is the black Craftsman lighting package and Advanced series trim package. Other upgrades include the screened porch, farm sink, kitchen backsplash, and more! Upstairs is the Owner's BR with TWO huge walk-in closets, box ceiling, ceiling fan & private BA with shower, soaking tub and dual vanity. There are 3 more BRs (one with a walk-in closet) that share the hall bath with tub/shower. Large laundry. Don't miss the big upstairs family room/loft as well. Double garage. Landscaped with sod & shrubs. Front, sides, & back automatic sprinkler system. One year builder workmanship warranty & 10 structural warranty are included! The home is loaded with GreenSmart energy efficient features: radiant barrier attic sheathing, HERS testing, tankless water heater, energy efficient gas furnace and much, much more! Photos used are stock photos and may show optional upgrades. 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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