



# Lake Monticello Retreat

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Jenkinsville, SC



# Parcel Overview

7769 SC Hwy 215 | Jenkinsville, SC

Fairfield County Tax ID #: 158-03-01-014-000





# Executive Summary

7769 SC Hwy 215 | Jenkinsville, SC

## Property Highlights

- ±850 linear ft of stunning shoreline on Lake Monticello.
- ±800 linear ft of paved road frontage on State Highway 215 S.
- Property is almost entirely mature pines leading down to the water.
- White sand beach.
- Buffer Zone is useable by buyers but has structure restrictions.
  - Restrictions to be confirmed by buyer.
- Dock Permit to be completed by buyer.

## Location Highlights

- ±3 minutes to Boat Ramp.
- ±15 minutes off 26.
- ±18 minutes from Downtown Chapin.
- ±20 minutes off 77.
- ±25 minutes from Downtown Irmo.
- ±35 minutes from Downtown Columbia.

## Offering Summary

**Lot Size:** ±4.55 Acres

**Sale Price:** \$259,000.00

*Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent*





# Property Photos





# Property Photos





## Property Photos

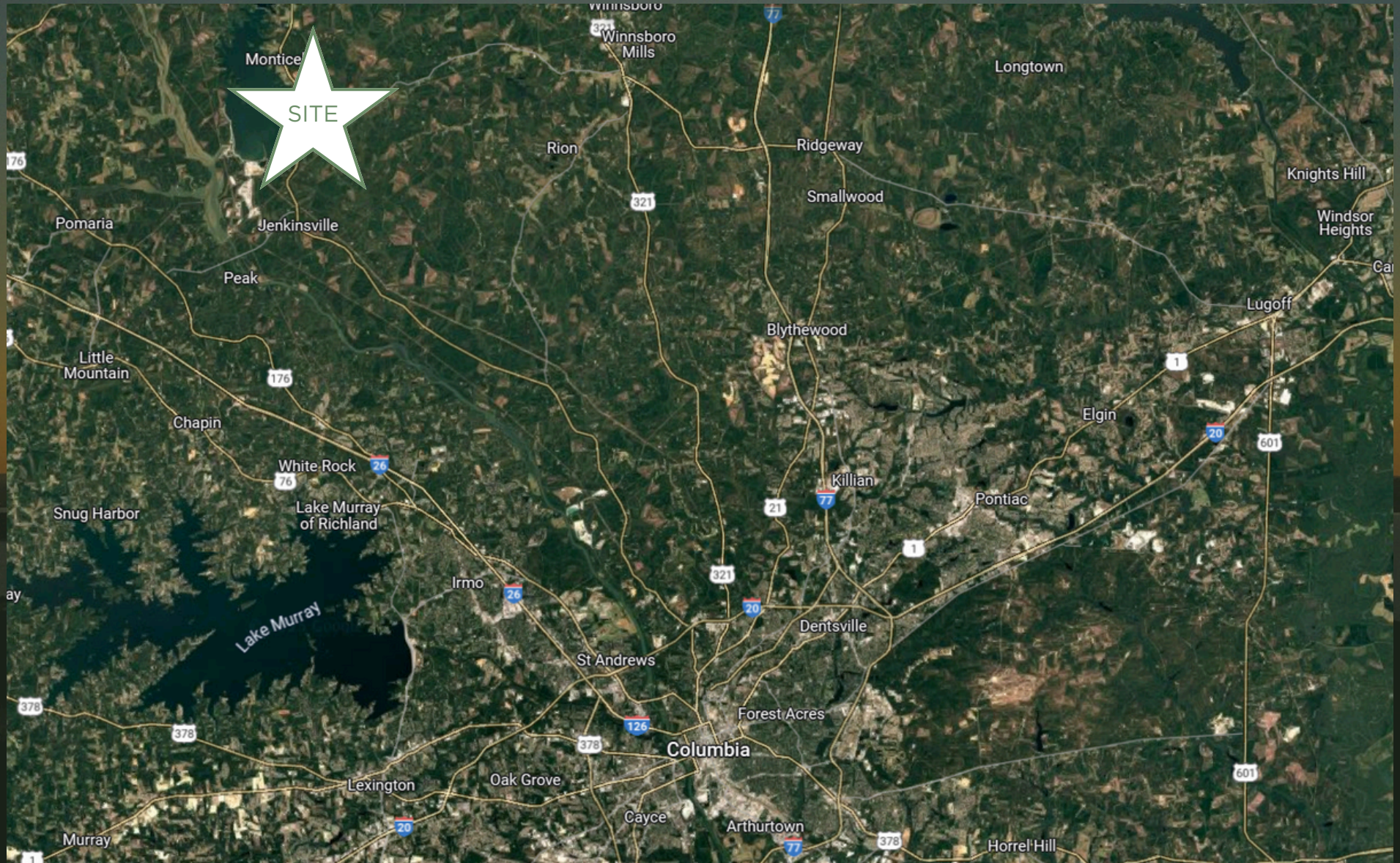




# Local Amenities & Retailers

7769 SC Hwy 215 | Jenkinsville, SC

REEDY





# Contact Info

Reedy Land Co.



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