



# 1085 Birdie Court, Manning, 29102, SC

[https://greathomesofcharleston.com/properties/1085-birdie-court/manning/sc/29102/MLS\\_ID\\_24025145](https://greathomesofcharleston.com/properties/1085-birdie-court/manning/sc/29102/MLS_ID_24025145)



**Price - \$258,900**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	2	1	1518	0.2300	2024	205 Days

## Features

### Cooling

- Central Air

### Heating

- Electric
- Forced Air

### Floors

- Vinyl

## Interior Features

- Ceiling - Smooth

- Eat-in Kitchen
- Family
- Entrance Foyer
- Living/Dining Combo
- Pantry

### Utilities

- Santee Cooper

### Lot Features

- 0 - .5 Acre
- Cul-De-Sac
- Level

### Style

- Traditional

### Laundry Features

- Washer Hookup
- Laundry Room

### Other

- Fiberglass

## Description

Move in Ready! Nestled beside the scenic Shannon Greens Golf Course on Bloomville Rd. in Manning, SC. Huggins Hill is conveniently located just 2 miles from downtown Manning, 7 miles from Wyboo Golf Club, and 13 miles from Lake Marion access, perfect for world-class freshwater fishing and local dining experiences. View the beautiful golf course greens from your living room. The Brandon plan is two-story living at its finest! This model boasts a large kitchen with beautiful white cabinets, top-notch stainless-steel appliances and a granite-topped peninsula which opens to the dining area and family room making it perfect for entertaining. Upstairs the primary suite has a spacious walk-in closet and private bathroom complete with a cultured marble double vanity and walk-in shower. The second floor also has two large bedrooms which are conveniently located adjacent to a separate laundry room and full bath. This home offers a gorgeous view of the pond across the street, and behind the home you'll find a lush, professionally landscaped backyard. Outside, enjoy the serene surroundings and the delightful atmosphere of the golf course from your own yard. Whether you're an avid golfer or simply appreciate the beauty of nature, this home's location is unparalleled! With three access points to I-95 only minutes away, commuting is a breeze. Families will enjoy Gibbons Street Park, featuring a small water park for kids. The area also boasts three industrial parks filled with factories and warehouses, alongside J.C. Britton Park. Huggins Hill is an ideal place to retire, offering a friendly community and proximity to larger cities such as Sumter, Florence, Columbia, and Charleston. Shaw Air Force Base in Sumter is just 25 minutes away. Experience this exceptional property and make Huggins Hill your new home, with easy access to the Continental Tire Plant, Georgia Pacific, and more. All new homes include D.R. Horton's Home is Connected® package, an industry leading suite of smart home products that keeps homeowners connected with the people and places they value most. This smart technology allows homeowners to monitor and control their home from their couch or across the globe. Products include touchscreen interface, video doorbell, front door light, z-wave t-stat, and keyless door lock all of which are controlled by an included Alexa Dot and smartphone app with voice! Call to schedule your showing today and start envisioning your new life surrounded by nature's beauty! \*Square footage dimensions are approximate. \*The photos you see here are for illustration purposes only, interior, and exterior features, options, colors, and selections will differ. Please reach out to sales agent for options

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

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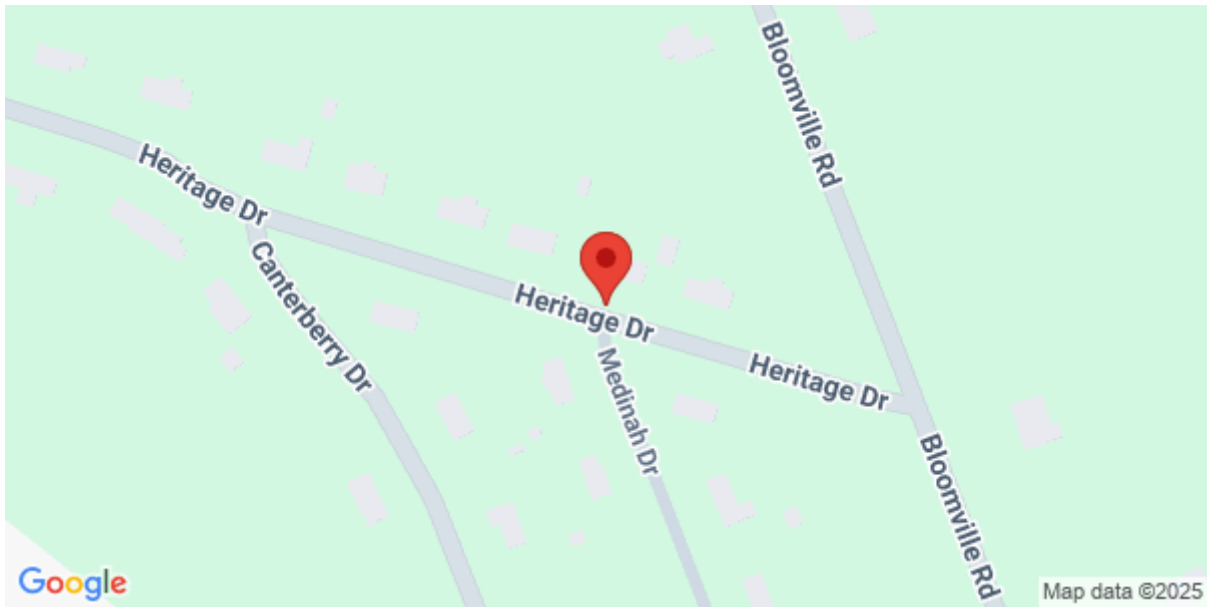
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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