



# 3002 Cross Vine Lane, Summerville, 29483, SC

[https://greathomesofcharleston.com/properties/3002-cross-vine-lane/summerville/sc/29483/MLS\\_ID\\_25002377](https://greathomesofcharleston.com/properties/3002-cross-vine-lane/summerville/sc/29483/MLS_ID_25002377)



**Price - \$450,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1793	0.1600	2016	70 Days

## Features

### Exterior

- Lawn Irrigation
- Rain Gutters

### Cooling

- Central Air

### Heating

- Natural Gas

### Floors

- Ceramic Tile

- Wood
- Carpet

## Security Features

- Security System

## Utilities

- Dominion Energy
- Dorchester Cnty Water and Sewer Dept
- Dorchester Cnty Water Auth

## Style

- Ranch

## Roof

- Architectural

## Community Features

- Clubhouse
- Dog Park
- Fitness Center
- Gated
- Lawn Maint Incl
- Park
- Pool
- Tennis Court(s)
- Walk/Jog Trails

## Window Features

- Window Treatments - Some
- ENERGY STAR Qualified Windows

## Other

- Ceiling Fan(s)
- Garden Tub/Shower
- Walk-In Closet(s)

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Interior Features

- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Pantry

## Lot Features

- 0 - .5 Acre

## Description

Located just 12 minutes to historical downtown Summerville, 30 minutes from Charleston, and less than an hour to the beach, this home allows you to conveniently enjoy life in the Lowcountry. Welcome to 3002 Cross Vine Lane. This 55+ community home is positioned on a premium, wooded & corner lot. Boasting views of an adjacent pond, a spacious backyard and a large screened porch, it's the perfect space to relax outdoors. It's also a short walking distance to the numerous community amenities. Meticulously maintained, the owners have spared no expense on maintenance. Worry less knowing this home has a whole home generator, gutters, a transferable termite bond, has received annual tankless water heater flushes, annual dryer vent cleanings, is up to date with its annual HVAC service plan, and recently had its irrigation system revamped. The home has a new garage door motor, fresh interior paint, fresh exterior trim paint, had new carpet installed in 2022, new ceiling fans, and all new kitchen appliances except for the stove. However, the kitchen stove is already plumbed with a gas line for an optional gas range. All appliances will convey with the home as well as the Ring doorbell and exterior motion lights. Upon arrival, you're greeted with a spacious front porch. Plenty of room for furniture or holiday decor. Inside, the home boasts gleaming engineered wood floors and beautiful high ceilings. To your right of the entry is a flex room which can be used as a bedroom or media room. Just past the entry leads you to the heart of this home. A very spacious living room that connects and overlooks the dining area and kitchen. A perfect layout for entertaining. The large side home windows of both the living room and dining area allow natural light to flow filling this side of the home with beautiful warmth and color. Just from the dining and kitchen is access to the spacious screen porch and additional outdoor patio. Large in size, the porch can easily hold an outdoor dining table and additional seating area. The way each room flows with ease makes it the perfect set up to host guests and entertain. The kitchen loaded with upgrades including granite countertops, under cabinet pull-out shelving, crown molding trimmed cabinets, tile backsplash, recessed lighting, and an adorable bump-out window over the kitchen sink. As a bonus, the stove is already plumbed with a gas line if a gas stove is preferred. Privacy was key in this home's construction and you get just that in the layout of the bedrooms. The owners suite is tucked away down a short hall, away from the living room. The high ceilings carry into the owners suite with an additional tray ceiling. Custom shades allow you to enjoy views of the backyard or complete privacy from it. Stepping into the owners bathroom feels like stepping into a spa with its deep soaking tub. The owner specifically loves how this tub has interior wall notches making it easy to get out after a relaxing soak. The spacious stand alone shower offers room to move and a built in shelf for storage. And if storage is a concern, this expansive owners walk-in closet has got you covered with ample room for all seasons of clothing and shoes. Continuing with the theme of space and privacy, there is a second hallway from the living room that leads you to the additional guest bathroom, guest bedroom, and a linen closet with hardwired overhead lighting. Even the garage offers an additional space for extra storage and a few shelving units that will also convey with the home. This pristine corner lot property is a rare find at this price point. Don't wait on new construction. This is the home you need! Cresswind is a premier, gated 55+ community located within the nature preserved community of The Ponds. It's much different than other 55 and over communities here in Summerville and Charleston. It's charm and beauty is just something special you have to see in person to really understand. Residents of Cresswind have access numerous miles of hiking trails, ponds for fishing, Schultz Lake, canoeing, wildlife watching, or even kayaking from the community kayak launch. Residents also enjoy the 10,000 square foot amenity center which includes a full-time social director, endless activities, a gym, demonstration kitchen, craft room, hot tub, resort style pool, and so much more. Many residents here enjoy the perks of 55+ living while their non 55+ relatives live within walking distance in the larger connecting neighborhood of The Ponds, just outside the gate. It's an

excellent option for loved ones that want to live near each other, but not with each other. In addition to this amazing home and all that Cresswind has to offer, there is something to be said about the community of The Ponds as well, because it truly is a unique and special place. Many residents jokingly say it's much like a Hallmark movie. One which they enjoy having a role in. Zoned for highly desired DD2 schools, the Ponds is a community full of amenities and activities for all ages. Full of forest like woods with miles of trails to hike, unwind, and reconnect. This is the type of community where neighbors extend a hand to help. Where those same neighbors become friends, and grow to feel like family. If you are looking for a place to put down roots and grow, this is it. The Ponds is best known for its preserved natural beauty. Hundred year Oak trees positioned in the center of the community make for some insanely beautiful sunsets. If you are touring the home around that time, be sure to take a few minutes to find this spot. We guarantee that you won't leave without snapping a photo or two. These Oaks also set the stage for one of the most frequently used fields in the neighborhood. In the summer months, the HOA hosts food truck Fridays each month here and brings in live music. Neighbors of both Cresswind and The Ponds walk or drive their golf carts to this field, throw a blanket down and enjoy spirits, food trucks, and live music together. Just beside this field sits the custom built tree house. A naturesque playground built to allow all ages to climb up and into the branches of one of the hundred year old Oak trees. The community also offers a large zero entry swimming pool, a beautiful outdoor shelter with a fire place, picnic tables and 2 large gas grills, a community fire pit, a kayak launch, numerous ponds for fishing, and an amphitheater which is often used for events such as the neighborhoods Fourth of July festival and fireworks show. Other fun community activities include (subject to change): - Numerous golf cart parades - Annual Halloween "witch walk" (in-neighborhood pub crawl) - Youth fishing tournament with resident volunteers - Easter egg hunt - Bunco - Community 5k's - Weekly Tuesday evening food and dessert trucks - Fall festival with costume contest - Oyster roast & Chili cook off - Summertime Luau with live music, dancing, and food trucks - Oktoberfest - St. Patrick's Day parade and scavenger hunt - Holiday craft festival There are also several clubs within the community for residents to join (subject to change); a fishing club, a book club, and a photography club to name a few. The Ponds also boasts a historical farmhouse which serves as their amenity center. The farmhouse dates back to the 1830's and is said to be the third home ever constructed in The Ponds. Its beauty can be enjoyed by all as it serves as the center of the development. Another scenic spot to enjoy breathtaking sunsets. It's a sought after event space and has even hosted a few weddings. Just beside the farmhouse sits a small cottage that serves as the community coffee house. And adorable spot to stroll to each morning to enjoy the paper, read a book, or just catch up with neighbors over a cup of joe. It even offers free WiFi and is a great spot to use occasionally if you work remotely. In addition to the endless amenities available to community residents, The Ponds is also home to one of Summerville's YMCA centers. If you've ever dreamt of being able to roll out of bed and walk to the gym or to your little ones' sports games, here's your chance! The Ponds isn't just a place, it's a lifestyle and residents here truly treasure what it offers. We hope that you will take time to not only tour this incredible home but the community as well. Homes here move fast so we encourage you to book your showing soon.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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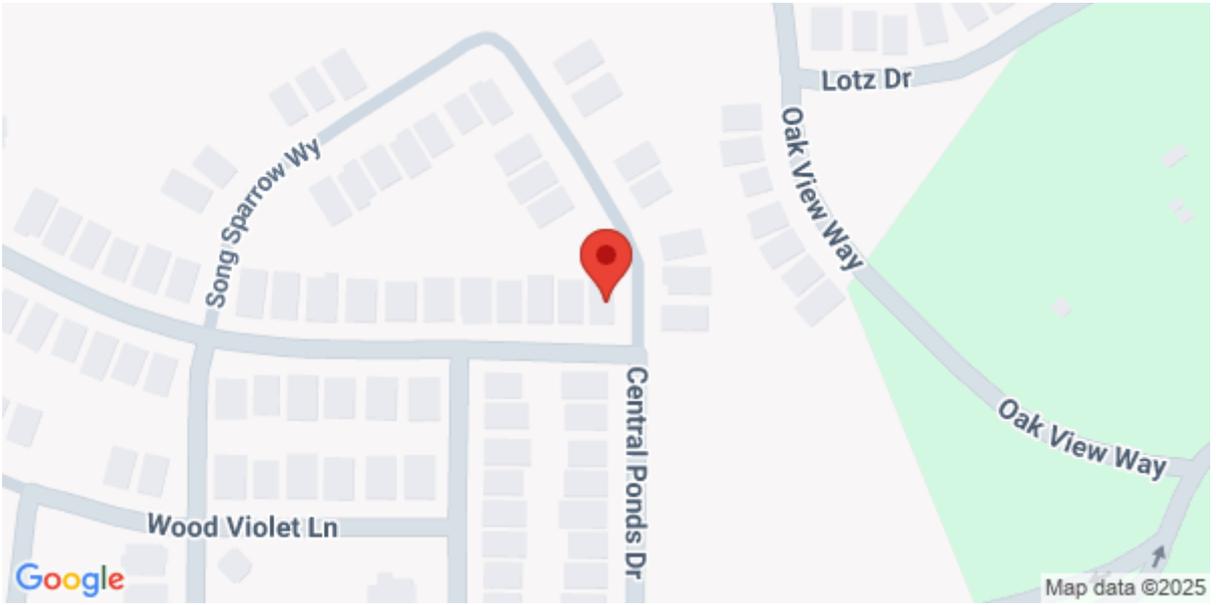
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### **Check On Site**



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### **Location**



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