



# 306 Marion Rd, Dorchester, 29437, SC

[https://greathomesofcharleston.com/properties/306-marion-rd/dorchester/sc/29437/MLS\\_ID\\_24031189](https://greathomesofcharleston.com/properties/306-marion-rd/dorchester/sc/29437/MLS_ID_24031189)



**Price - \$190,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1215	1.0100	2024	125 Days

## Features

### Exterior

- Stoop

### Heating

- Heat Pump

### Floors

- Vinyl
- Luxury Vinyl Plank

## Laundry Features

- Electric Dryer Hookup

## **Interior Features**

- Washer Hookup
- Laundry Room
- Ceiling - Cathedral/Vaulted
- Garden Tub/Shower
- Kitchen Island
- Eat-in Kitchen
- Great

## **Utilities**

- Edisto Electric

## **Window Features**

- Storm Window(s)
- Thermal Windows/Doors
- ENERGY STAR Qualified Windows

## **Lot Features**

- 1 - 2 Acres

## **Other**

- Asphalt
- Garden Tub/Shower
- Split
- Walk-In Closet(s)

## Description

This charming home is nestled on a large 1.01-acre lot in a quiet rural setting. The home is energy efficient, with a smart thermostat, smart water heater, energy star dual-pane windows (which pull out for easy cleaning), and energy star appliances. Dehumidifier plumbing and plug are already in place. As you enter, you're greeted by low-maintenance luxury vinyl plank floors, recessed LED lighting, and a bright open floor plan with a great flow for entertaining and everyday living. The eat-in kitchen offers recessed lighting, ample cabinet and counter space, and an island with a breakfast bar. Refrigerator to convey, with an acceptable offer and as part of the sales contract. The spacious master bedroom is separate from the other bedrooms and features a walk-in closet and a private en suite bathroom with a garden tub and separate walk-in shower. The rest of the bedrooms are also spacious in size. The open flex room would make an excellent game room, entertainment room, or home office. The large yard will be perfect for grilling out, entertaining, or watching the kids play. You'll appreciate the peacefulness of country living while still being just a short drive to shopping and dining. Come see your new home, today!

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

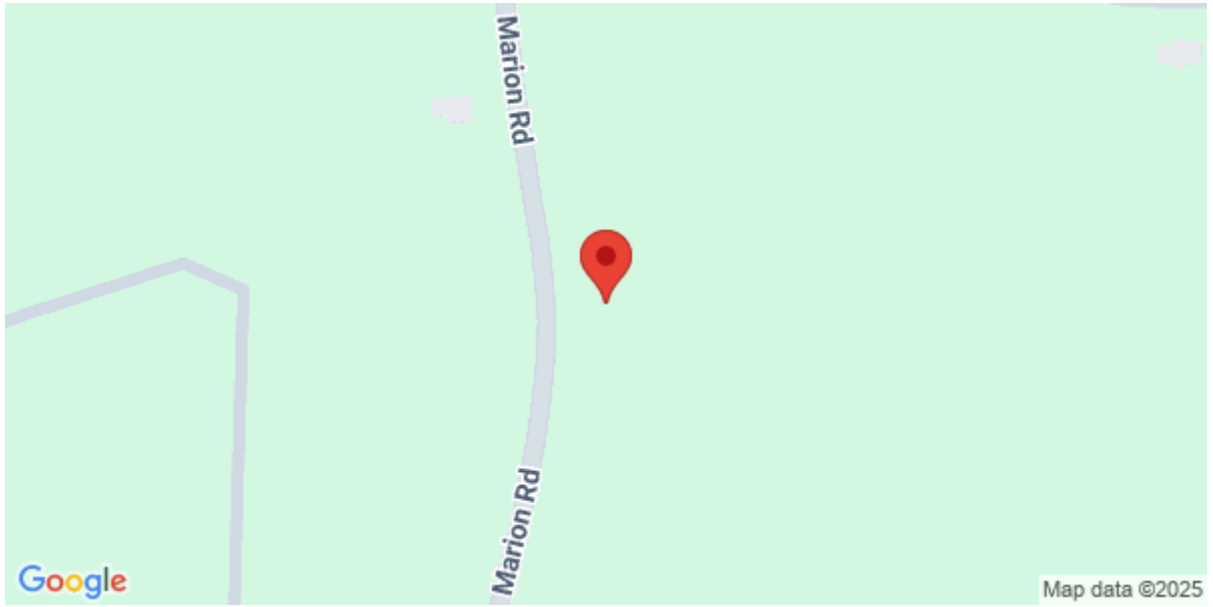
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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