

## 2592 Singleton Creek Road – Lake Wateree

\$106,800 in recent upgrades and investments.

- 2024 LG side by side stainless refrigerator. \$3800
- New decking on the dock.
- New decking on the back deck of the home.
- 2024 Generac Generator – installed and registered by Sabo Electric
- Interior of home has been painted in the last nine months
- New carpet upstairs in the loft and two bedrooms.
- 2024 New outdoor HVAC condenser installed and warranted by Crossroads HVAC
- 2025 New air handler in lower level done this April installed by Crossroads HVAC
- New basement walls, kitchen cabinets, bathroom, and trim.
- New screen on screen porch

### Additional Notable Features and Details:

- Amazing Main Channel Views Views Views
- Approximately 270 feet of Lake Frontage
- Sandy Beach area
- BOAT RAMP
- Dock with Boat Lift (any more details on lift – capacity in pounds?)
- Two Jet Ski Ports
- ELEVATOR
- Extensive Waterview from EVERY ROOM
- Covered Waterview Balcony off Owners Suite
- Upstairs Ensuite Bedroom with Waterview
- Large Loft
- Secondary Upstairs Bedroom with Waterview Balcony
- Oversized Lot .76 Acre Lot
- Extensive Covered Front and Rear Porches
- Screened in Porch
- Open Deck Area
- Hot-Tub
- Concrete Patio with Wood Burning Firepit
- Lower-Level Workshop
- Two – 1 Car Garages with Ample Storage
- Expansive Concrete Driveway and Circle Driveway Streetside

\*\*\* flood insurance maintained. During ownership, flooding incident occurred in 2024 at the lower level from record breaking historic Hurricane Helene. Walls replaced with hardy board/fiber cement, Kitchenette and bath redone.