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# \$449,000

11 Arsenal Hill Ct., Columbia, SC, 29201

Bedrooms:	4	Bathrooms:	3 full, 1 half
Year Built:	2007	Square FT:	3,427
# of Floors:	3	Lot Size:	3920sqft
Garage Size:	1 Car	MLS #:	441997
School Dist:	Richland 1		

Spectacular Home Located Centrally Downtown, Walking Distance to The Vista, Finlay Park, Riverfront Park, Memorial Park & Main St. Unique 6 Lot Private Cul de sac Neighborhood - The Courtyard at Arsenal Hill. 4 BR 3.5 BA 3400sf Brick Home Built in 2007 has it All. Garage, Open Floor plan, Framed for Elevator. MAIN Level: Beautiful Hardwoods, 10ft Ceilings, 8ft Solid Doors, Recessed Lights, High Quality Marvin Windows & Doors Let in Lots of Natural Light, Granite Gourmet Kitchen w/ Natural Gas Cooktop, Island & Bar, Cabinets w/ Many Extras, Pantry, Kitchen Opens to Dining Rm & Great Rm w/ Gas Logs. Great Rm Opens Outdoors to Large Private Trex Deck & Paver Patio w/ Natural Gas Grill & Speakers. Built-in Audio Throughout Home. SECOND Level: Large Master Suite w/ Private Balcony, Big Closet & Bath w/ Dual Vanities, Whirlpool Tub, Separate Shower & Water Closet. Two other Bedrooms share Full Bath, Laundry Closet, & Den/Office Open Area that has Outdoor Balcony. THIRD Floor offers Very Large Bedroom w/ Full Bath, or would make Great Media/Play Rm/Teen Suite. This Home Comes Complete w/ all its Appliances & Audio Equip, Central Vac, Security & Sprinkler Sys, Tankless Water Heater & Lennox HVAC for Each Level. Forgo having to perform all the updates or endless maintenance of an old downtown home, Choose to Live Downtown Close to the Parks, Restaurants, Shopping & Entertainment Areas in this Amazing Home.

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Take a Virtual Tour: <http://tinyurl.com/538990>

This information is deemed reliable but not guaranteed and has not been verified.

