

**9464 Falling Embers Ln**  
Ladson, SC 29456



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**MLS# 25032960**



**\$468,000**

**5 Bedrooms | 3.5 Bathrooms | 2,958 Sqft**

Welcome to 9464 Falling Embers Lane, a home that delivers the space buyers want and the updates buyers worry about, already handled. Set in the Paddock Pointe neighborhood of Ladson, this five-bedroom, three-and-a-half-bath home offers 2,958 square feet on a 0.28-acre lot with a rare wooded backdrop. Built in 2007, the layout is both functional and flexible, with Brazilian Cherry flooring throughout the main level and a primary suite conveniently located downstairs. The main living areas flow comfortably for everyday life and entertaining, while the upstairs features carpeted secondary bedrooms ideal for family, guests, or home offices. Five true bedrooms means the home adapts as life changes. What truly sets this home apart is the list of meaningful improvements. The roof was replaced in 2019, followed by new kitchen countertops and new flooring that same year. The HVAC system was replaced in 2020, taking a major future expense off the table. In 2021, the backyard was professionally improved with a new retaining wall, proper grading, fresh sod, and updated drainage, creating a yard that is both usable and worry-free. The home backs to woods, offering privacy instead of rear-facing neighbors. An attached two-car garage keeps daily life easy, while the HOA fee remains a modest \$325 per year. Paddock Pointe includes a



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