

384 Suwanee Dr
Vance, SC 29163



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MLS# 26012809



\$415,000

3 Bedrooms | 2 Bathrooms | 1,737 Sqft

Welcome to 384 Suwanee Drive in Vance--where true Lake Marion living meets charm, space, and opportunity. If you've been searching for a waterfront home with room to breathe, privacy, and an escape from city life, this property delivers--just about an hour from Summerville and Charleston. Tucked away in a beautifully wooded waterfront setting, this inviting cottage-style home captures the essence of lake living. Situated on approximately 1.18 acres (.55 deeded, with additional acreage under a marginal lease through Santee Cooper), the property offers an expansive, private feel with plenty of space to relax, entertain, and enjoy the outdoors. NO HOA provides added flexibility and freedom rarely found in waterfront communities. A private dock invites you to fully embrace the waterfront lifestyle--whether it's early morning fishing, boating, or relaxing at sunset surrounded by peaceful, cypress-lined views. Inside, the home features 3 bedrooms and 2 full bathrooms across approximately 1,737 square feet. The main living area offers a spacious living and dining combination, creating an open and welcoming environment for gatherings. The kitchen includes ample cabinetry and a cozy breakfast nook--perfect for starting your day before heading out on the water. The first-floor bedroom is generously sized and conveniently located near



Brandon Ray
Phone: (843) 499-1928
Carolina One

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