

312 Black Birch Dr
Summerville, SC 29486



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MLS# 26022571



\$450,000

5 Bedrooms | 3 Bathrooms | 2,361 Sqft

The backyard at 312 Black Birch Drive may quickly become your favorite room in the house. Located in Pine Hills at Cane Bay Plantation, this 5-bedroom, 3-bath home offers 2,361 square feet of living space, but what truly sets it apart are the improvements that have transformed the property for entertaining, relaxing, and everyday Lowcountry living. Step outside to your own backyard oasis, where an expansive stamped-concrete patio extends beneath a large covered outdoor living area featuring a beautiful wood-plank ceiling, recessed lighting, and two oversized ceiling fans. The outdoor kitchen features a brand-new built-in grill, generous prep and storage space, and a plumbed sink. A designated firepit area provides another place to gather and unwind. The fenced backyard is surrounded by established tropical landscaping, palms, and thoughtfully designed landscape beds, all supported by an irrigation system. The attention to detail continues out front with extensive landscaping, palms, stone accents, landscape lighting, and a welcoming water feature. For additional peace of mind, the seller is providing a one-year warranty on both the landscaping and irrigation system. Even the garage has been upgraded for Lowcountry living. A retractable garage screen paired with the retractable garage door allows the 2-car garage to transition into an



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