

107 Augusta Pass Dr
Ridgeville, SC 29472



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MLS# 26027641



\$449,990

3 Bedrooms | 2.5 Bathrooms | 2,150 Sqft

Welcome to 107 Augusta Pass in Timothy Lakes, where newer construction, thoughtful design, and a convenient Ridgeville location come together. Built in 2025, this beautifully maintained 1-story Mercer floor plan offers 2,150 sqft and sits on just over a third of an acre. Step inside to a spacious open-concept living area filled with natural light. The main living space features a gas fireplace and flows seamlessly into the kitchen and dining area, creating an ideal layout for both everyday living and entertaining. The kitchen offers a large center island with ample cabinet space, upgraded countertops, a tile backsplash, and stainless steel appliances, including a gas range. The 2 generously sized guest bedrooms are located at the front of the home. The private primary suite is tucked away toward the back, with the bedroom featuring a tray ceiling and leading into a well-appointed bathroom. The primary bathroom is equipped with a dual vanity, frameless glass-and-tile shower, and an oversized walk-in closet. Additional highlights include a tankless water heater and HERS energy rating, offering added energy efficiency and peace of mind. Outside, the home sits on a spacious lot of just over one-third of an acre, providing room to enjoy the outdoors. The location is another major advantage, with the Walmart Distribution Center approximately 2 miles



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Carolina One

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