

# \$449,000 - 40 Sand Live Oak Dr, Bluffton

MLS #451607

## \$449,000

3 Bedroom, 2.00 Bathroom, 2,012 sqft  
Residential on 0 Acres

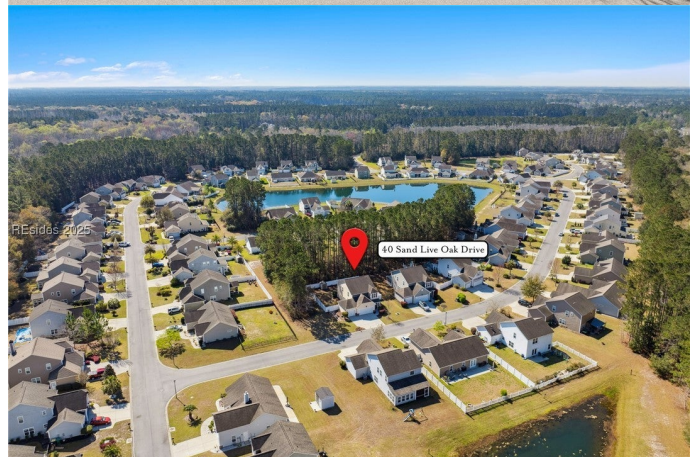
Hwy 46 â€“May River Side, Bluffton, SC

Bluffton hideaway! Now with a \$7,500 seller concession. Secluded Southern Oaks gem, tree-hugged w/fenced yard. Enjoy 2 community pool, leisure trails, parks, top schools, dining, & shopping. Near Savannah, Beaufort & Hilton Head. This 2-story, 2012 sqft home has downstairs: gourmet kitchen (gas stove, granite, SS appliances, walk-in pantry), tankless water heater, dining, great room, half bath and a 3 car garage for golf carts, home gym or extra storage space! Upstairs: 3 beds, 2 full baths, laundry. Primary suite boasts 2 walk-in closets, en-suite w/double vanity, separate shower & garden tub.

Built in 2016

## Essential Information

MLS #	451607
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Half Baths	1
Square Footage	2,012
Acres	0.21
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Two Story
Status	Active



## Community Information

Address	40 Sand Live Oak Dr
Area	Bluffton/General
Subdivision	Hwy 46 â€“May River Side
City	Bluffton
County	Beaufort
State	SC
Zip Code	29910-4429

## Amenities

Amenities	Basketball Court, Gas, Pool
Parking	Driveway, Garage
# of Garages	3
Garages	Three Car Garage
View	Landscaped
Has Pool	Yes
Pool	None, Community

## Interior

Interior	Carpet, Engineered Hardwood
Interior Features	Attic, Cathedral Ceiling(s), High Ceilings, Pull Down Attic Stairs, Smooth Ceilings, Upper Level Primary, Vaulted Ceiling(s), Wired for Data, Eat-in Kitchen, Pantry, Carbon Monoxide Detector
Appliances	Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump
# of Stories	2

## Exterior

Exterior	Fence,SprinklerIrrigation,PavedDriveway,Patio,RainGutters,Storage
Exterior Features	Fence, Sprinkler/Irrigation, Paved Driveway, Patio, Rain Gutters, Storage
Windows	Other
Roof	Asphalt
Construction	Stone, Vinyl Siding

## Additional Information

Days on Market	80
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## Listing Details

Listing Agent      Michael Chou  
Listing Office      Century 21 Diamond Realty



Property Listed by: Century 21 Diamond Realty

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