

**246 JUDITHS PATH**

JUDITHS PATH, WEST COLUMBIA, SC 29170

**\$327,510**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 246 JUDITHS PATH

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29170

New Construction in Cottages at Roofs Pond with exterior HARDY PLANK siding! Imagine celebrating the holidays in your brand-new home! The Julie II, located on Lot 129, offers the perfect blend of style, comfort, and functionality with hardy plank siding, stone accents, 3 bedrooms and 2 baths all conveniently located on the main level. From the moment you step inside, you're welcomed by an open, light-filled floor plan with LVP flooring throughout that makes everyday living both beautiful and practical. The gourmet kitchen is designed for gathering and entertaining.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Fireplace Count: 1 Fireplace,**  
**Cooling: Central A/C,**  
**Water: City Water**

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Featuring quartz countertops, a stainless steel gas range, stainless appliances, white shaker cabinets, and a tiled backsplash that adds the perfect touch of charm. The open floorplan flows seamlessly into the living area where a gas fireplace creates a cozy centerpiece, framed with timeless craftsman trim and enhanced by an upgraded lighting package. The owner's suite complete with a tiled shower, and dual vanities along with two large walk in closets creates your own personal retreat within the comfort of your own home. With all the bedrooms and laundry located on the main floor, convenience meets comfort making everyday feel effortless. Enjoy morning coffee and evenings hosting or relaxing on the covered porch, a perfect extension of your living space. Every detail has been thoughtfully crafted so you can move right in and feel at home from day one. And the best part? This stunning home could be yours before the holidays, just in time to start making memories for years to come. One-year builder workmanship warranty and 10-year structural warranty are included! The home is loaded with GreenSmart energy efficient features: HERS testing, tankless water heater, zoned energy efficient gas furnace and much, much more! The STOCK PHOTOS used may show optional upgrades/colors/finishes.



Estimated completion, Dec. 2025.  
Disclaimer: CMLS has not reviewed and,  
therefore, does not endorse vendors  
who may appear in listings.



