



407 TRISTANIA LANE

407 TRISTANIA LN, COLUMBIA, SC 29212

\$465,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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29212

Welcome to 407 Tristania Lane, an absolute turnkey all-brick home in the highly desirable Regatta Forest community of Columbia, SC. Ideally located just 4 minutes from a public boat launch and fishing pier on Lake Murray, this beautifully maintained property offers the perfect blend of comfort, character, and convenience. Restaurants, shopping, and schools are all just minutes away, making this a prime location for Lake Murray area living. Inside, the main floor features an ideal layout for everyday living, highlighted by a spacious primary suite and convenient main-level laundry.

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

\$465,000



A versatile office with custom built-in shelving provides the perfect space for working from home, a playroom, or a cozy sitting area. The stunning living room is the true focal point of the home, showcasing soaring ceilings, two rows of windows that flood the space with natural light, and a beautiful gas fireplace. The open-concept design flows seamlessly into the tasteful kitchen featuring granite countertops, tiled backsplash, stainless steel appliances, built-in gas cooktop, pantry, and abundant cabinet storage. Just off the kitchen is a well-sized eat-in area overlooking the backyard. The primary suite offers generous space and a spa-like bathroom complete with soaking tub, separate glass-enclosed shower, double vanity, water closet, and large walk-in closet. A stylish powder room and laundry room with designer wallpaper complete the main level. Upstairs, you'll find a spacious loft perfect for a second living area or play space, along with three well-sized bedrooms-two featuring walk-in closets-and a large shared bath with double sinks, granite countertops, tiled floors, and tub/shower combo. Enjoy outdoor living in the fully fenced backyard with covered porch, roll-down shade, and extended patio ideal for grilling or the smoker.



Additional highlights include dark hardwood floors throughout the main living areas, tasteful lighting, and a spacious two-car garage with high ceilings. A rare opportunity to own a meticulously cared-for home near Lake Murray in one of Columbia's most convenient locations. *Ask about possible 2K in lender credit. Disclaimer: CMLS has not reviewed and,



