

SUN CITY CAROLINA LAKES



11280 BALTUSROL DRIVE
BLUFFTON COTTAGE WITH SUNROOM

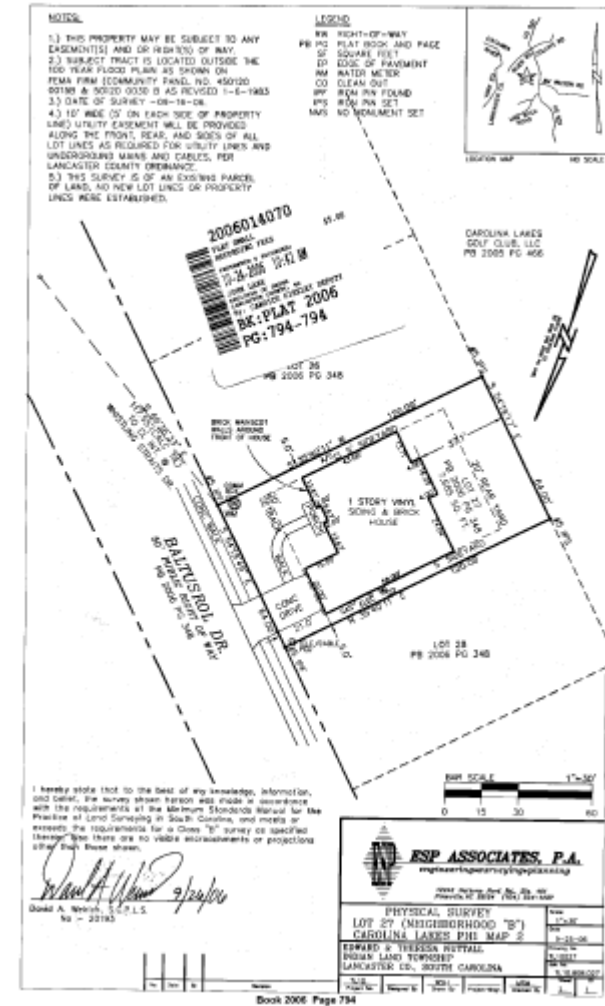
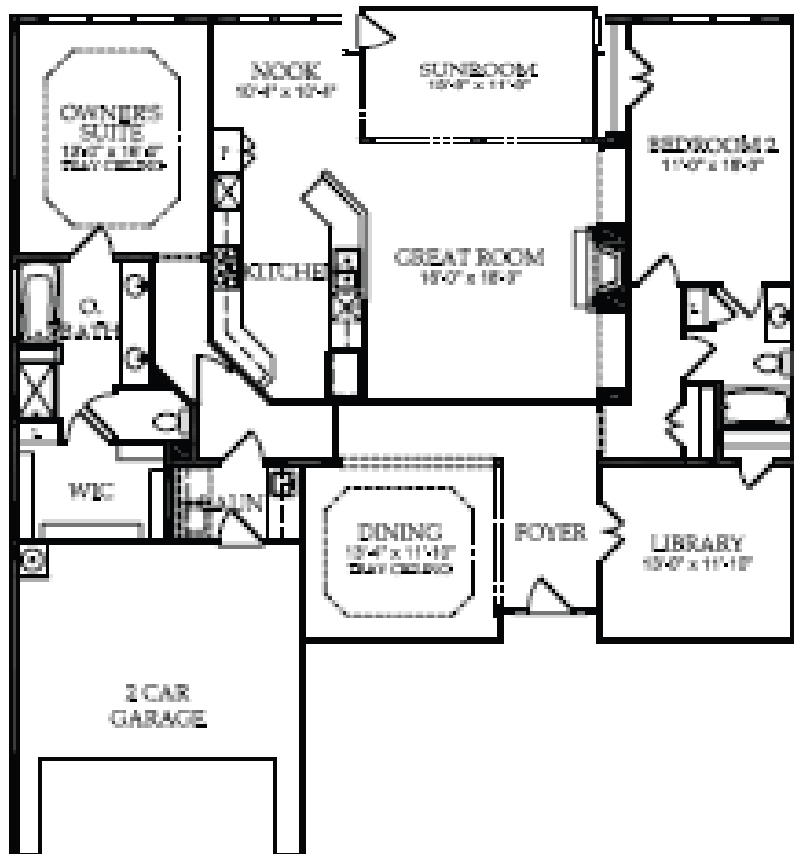






Bluffton Cottage with Sunroom

2,257 Sq. Ft.





Sun City Carolina Lakes

Overview

Sun City Carolina Lakes is an active adult Del Webb community in Indian Land, SC. The community features an 18-hole golf course, restaurant/bar, and amenity center that facilitates social events and activities. Carolina Lakes is nestled away from the busy metropolis, yet conveniently located close enough to take advantage of everything Charlotte has to offer. Shopping, dining, and entertainment are just minutes away. Everyday shopping needs can be met at the Carolina Commons Shopping Center, which is accessible via golf cart for community residents. Raise your expectations for active adult living by visiting Sun City Carolina Lakes.

Amenities

The Lake House, the 40,000 square-foot amenity and recreation center, is the focal point of Sun City Carolina Lakes. It sits on the largest of 12 lakes, offers a state-of-the-art fitness center, indoor and outdoor pool, and is surrounded by eight clay tennis courts, bocce ball courts, pickleball courts, and more. These amenities are accompanied by scenic views, the Catawba River, softball field, a dog park, a community garden, and a fishing pier. Walking and biking trails wind through the entire community. The second amenity center was completed winter of 2015.

Golf Course and Club

The Carolina Lakes Golf Club offers a great time for every golfer, from beginners to pros, and includes a restaurant/bar and full-service pro shop. The 18-hole, par-72 course was designed by golf course architect Tim Freeland. The public course has five sets of tees, is framed by pine, maple, and oak trees, and surrounded by natural streams and ponds. Golf Digest recently recognized the course as one of the “Best Courses for Under \$75”. Residents receive preferred tee times and are offered discounted memberships.

Group Activities/Clubs

There are over 150 clubs in Sun City Carolina Lakes. Some are listed below.

- Book Worms
- Bunco
- Bowling
- Crazy for Cars
- Community Garden
- Day Trippers
- Gone Golfing
- Hospice Volunteers
- Jewelry and Beading
- Lady Golfers
- Lifelong Learning
- Line Dancers
- Men’s Golf
- Mexican Dominoes
- Night at the Movies
- Old Stogies
- Performing Arts
- Photography
- Poker
- Pottery
- Retired Military
- Shag
- SCOOP
- Sew Much Fun
- Sport Fishing
- Volunteers and Helping Hands
- Woodworkers Guild



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HOME FEATURES

- Entry Hall Leads to Formal Dining Room, Office, and Spacious Great Room
- Formal Dining Room with Hardwoods, Tray Ceiling, Wainscoting, and Crown Molding
- Spacious Great Room with Hardwoods, Built-In's, Gas Log Fire Place, and Ceiling Fan
- Gourmet Kitchen with Hardwoods, Granite Counter-Tops, Tile Back-Splash, Stainless Steel Appliances, and Breakfast Nook
- Owner's Suite with Tray Ceiling, Ceiling Fan, Dual-Sinks, Ceramic Tile, Walk-In Shower, Garden Tub, and Walk-In Closet
- Crown Molding in Office, Sunroom, Dining Room, and Master Bedroom
- Extended Patio with Golf Course View

QUICK FACTS

- Manor Collection
- Bluffton Cottage Floorplan
- 55+ Community
- Golf Course View
- 2 Bedrooms/2 Full Bathrooms
- Office
- Sunroom
- Square footage: 2,257
- Tax Value: \$311,000
- Year Built: 2006
- HOA Fees: \$197/month