

# 2131 ISLAND TRAIL

CHAPIN, SC 29036 | MLS #: 461830/461831

**\$479,000** | 4 BEDS | 2 BATHROOMS | 1600 SQUARE FEET



View Online: <http://www.2131IslandTrail.com>  
For Instant Photos: Text 784846 To 415-877-1411

Great Location, sitting between Wessinger Rd. and Indian Fork Rd., just minutes to Lake Murray. This property boasts 23 beautiful acres of heavily wooded land and a 2 acre stocked pond. There are two lots (being sold together) that total the 23 acres. The 1600 sq. ft. home is a 4 bed, 2 bath all brick ranch built in 1974. Also, there is an 800 sq.ft in-law studio apartment located behind the house. This property has over 1100 feet of road frontage. The opportunities are endless with this property. Call today to schedule your private showing!



- 23 Acres
- Heavily Wooded
- 2 Acre Stocked Pond
- 1600 sq.ft. All Brick Ranch with 4 beds / 2 baths
- 800 sq. ft. In-law Studio Apartment
- Great Location
- Water: 2 wells
- Sewer: Septic



## AGENT INFORMATION



### Shane and Heather Ballance, REALTORS®

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## ABOUT SHANE AND HEATHER BALLANCE, REALTORS®

Shane and Heather Ballance come to real estate bringing an enthusiasm and passion with them! Looking to provide you a 10+ real estate experience, they realize that it is much more than selling and buying houses that drives the profession. Truly caring about your outcome, they are accustomed to being clients' number one advocates as nurses for 20 years. They understand what it ...

□ □ Disclaimer: All information deemed reliable but not guaranteed.