



## 106 BROAD RIVER, SANTEE, ORANGEBURG

### ACTIVE

PROPOSED CONSTRUCTION on DEEP WATER. Santee Cooper Resort affords a lifestyle enviable by most, perfectly blending the love of golf, fishing, boating and recreation. This very special gated community is a golfer's paradise! With nine quality courses in the area, The Resort's course is one of the best and will challenge every shot in your bag while affording panoramic views of Lake Marion, the largest freshwater lake in South Carolina. Located just an hour from Columbia, Charleston, Hilton Head and only two hours from Augusta, GA where the Masters is played, this central location is close to everything, yet retains its warm, Southern Hospitality. The Resort consists of almost 300 beautifully landscaped homes and offers numerous amenities, including tennis, a marina with slips, swimming pool, storage spaces, and a clubhouse. 106 Broad River is a .39 acre, cleared lot on the quiet end of the lake's inlet. Its 136' of water frontage means your boat could be steps away. And with deep water access, there are no tide restrictions for coming and going. The diverse and abundant wildlife in Santee Cooper's Lake Country make it a sportsman's paradise, too. An afternoon of fishing for striped bass, largemouth bass, crappie, catfish and bream can only be topped by Docking-and-Dining on one of many lakefront restaurants just 15 min away by boat. Build your dream home and dock on this exquisite lakefront lot. Enjoy quiet, low-traffic streets with towering trees and tropical flowering plants, one of the area's finest golf courses, and a retirement lifestyle unmatched! This house plan is available, and because drawings and architectural plans are not complete, would be easy to modify. However, the buyer does not have to build this plan. Pricing for this house plan, and any other, is subject to material selections and pricing at time of buyer selection. Current pricing does not include a pool. Water and electricity are easily accessible. A survey, building guidelines, and community covenants and restrictions are also available. Being in an X flood zone means no flood insurance is required. Internet is available through NTInet. The Resort's pool, boat slips & storage are an extra fee. The property is also listed in the residential MLS as vacant land. Don't miss this very special opportunity!

### MORE DETAILS

#### Address:

106 Broad River  
Santee, SC 29142

**Acreage:** 0.4 acres

**County:** Orangeburg

#### GPS Location:

33.485608 x -80.454996

**PRICE: \$846,000**