

1777 Hatchaway Bridge Road Aiken, SC 29805

Property Features:

- Owner: Patrick Yves Coajou & Mary F. Rossi-Coajou
- Parcel # 188-00-11-019
- Gated Entrance (w/keypad on solar controlled system)
- Mostly Wooded with Small Pond & Open Area for Jump Field/Ring
- Log Home with metal roof built in 2003
 - o 2 Master bedrooms, each with ensuite, ½ bath on off main living area, loft looking over the great room, attached 2 car garage with lined floor and large wraparound deck with gazebo and covered porch.
 - Lower Primary bedroom with walk in closet
 - Upper Primary bedroom with two walk-in closets in bath suite. Upper Bedroom include Balcony with French Door.
 - Loft area include wet bar sink, mini fridge and corner cabinets
 - o Large Open A-Frame Great Room (including dining area) with spectacular vista views of lake and nearby horse farms (Shaws Fork Valley).
 - o 8-Zone Irrigation system with new smart home enabled controller throughout house property and small pond adjacent to the homesite. Landscaped yard with pavers (front and back).
 - o Mudroom off large two-car garage
 - o Two car garage with updated LED lighting and custom storage cabinetry throughout.
 - o Underground power and High-Speed Internet to house from Hatchaway Bridge Road

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Outbuilding

- Built in 2014
- Underground power to outbuilding from Hatchaway Bridge Road
- 40 x 70 Steel building with four 12' Rollup doors and 2 exterior doors (one door for apartment)
- Built-in Apartment with two adjacent rooms (climate controlled)
- 3 exterior water faucets
- 2 exterior power outlets (quads)
- Shared water source from main house (well). Separate septic.
- Loft storage area above apartment accessible from main building area. HVAC unit and water heater located in loft.

Property Improvements:

- New Well pump installed 2021
- New Bosch Dishwasher installed 2021
- - o Upgraded LED lights throughout the home
 - o Freshly painted interior.
 - o Newly installed Front door.
 - o Newly installed Pella storm door installed on deck door.
 - o Exterior of home recently re-stained, trimmed and sealed.
 - o Freshly painted brick foundation and garage door and all exterior doors.

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- o Newly updated Deck with new cable railings, Trex edge banding, rebuilt steps with new stringers and trex decking. New deck skirting. Deck includes 12x12 pavilion with power.
- o Newly updated front porch (re-sealed/stained) including new cable railing.
- o New 3M UV tinting on A-frame windows.
- o New Anderson replacement windows (with lifetime warranty)
 - 7 windows in total plus dining room Bay window (3 windows)
 - Newly updated ½ bath on main floor
- o Newly updated fire place with new gas log insert, new stone work and mantel.

- o Newly Remodeled Shaker style Kitchen with new quartz countertops throughout and island, new glass tile backsplash, soft close hardware. New pull-out drawers. New Built in spice rack. New open shelving. Extended peninsula with new additional storage cabinets underneath. Kitchen additionally includes:
 - o Sub-Zero Refrigerator (existing)
 - o New Bosch Convection double oven,
 - o New Dacor induction cooktop with
 - o GE Popup downdraft vent.
 - o New Bosch Dishwasher
 - o New Sharp Drawer Microwave (in island)
 - o New sink with new handsfree professional grade sink faucet

- o HVAC Updates (2024):
 - o Replaced complete lower HVAC system with new Carrier system.

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- o Installed upgraded Air filtration system for both upper and lower zones
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- o Upgraded Mud/Laundry room with new LG Smarthome stacked washer/dryer. New dryer venting installed.
- o New smart home enabled Rainbird irrigation system
- o Newly renovated apartment (outbuilding)
 - Freshly painted and updated LED lighting
 - Newly renovated kitchenette with new Quartz countertop, tile backsplash, refrigerator, Stainless Steel sink and faucet. Updated cabinetry and hardware.
 - Newly installed built in Murphy bed with shelving and sofa.
 - Full bath with shower fixture and new faucet
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- o New cooling coils and recharged HVAC system
- o New LED Lighting on exterior of outbuilding