

## Sand Hill Plantation Property Highlights

- 175.05 (+/-) equestrian estate in Johnsonville, SC (Florence County)
- 4800 (+/-) square foot custom home with 4 bedrooms, 5 bathrooms, chef's kitchen with high-end appliances, bonus room, 2 car garage, expansive porches in front and rear
- Custom pool and hot tub, fire pit overlooking bass pond
- Great space for entertaining
- Gated front entrance
- Walking and riding trails complete with jumps
- 70' x 45' horse barn with 4 stalls, climate-controlled tack room, work room & storage
- 90' x 20' covered shed, excellent shade for horses
- 5 dog run kennels
- Multi-purpose pole shed
- 200' x 150' riding arena and round pen
- 30' x 40' climate-controlled storage shed and workshop
- 7 (+/-) acres of fenced pasture
- Classically restored 1950's guest house with 3 bedrooms
- 3 spring fed fishing ponds with aerators
- Generators on main house and on main horse barn
- Detached office with WiFi
- Manager's house with 3 bedrooms and private access driveway
- No conservation easements
- 16 (+/-) miles to Lake City, SC
- 34 (+/-) miles to Florence, SC
- 50 (+/-) miles to Myrtle Beach, SC
- 88 (+/-) miles to Charleston, SC