

We've all heard the real-estate hyperbole... but this one is for real. No compromise... A once-in-a-lifetime home, filled with natural light & views, on one of the most breathtaking point lots to come available in years. Timeless Cottage was built in 2023 (everything is new!), by a top-tier custom builder for his family. The list of upgrades & features is staggering, so please read-on...

“TIMELESS COTTAGE”

158 Bogater Rd Chapin, SC

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<https://carolinaaerialsllc.hd.pics/158-Bogater-Rd>



All Facts and Figures Should Be Verified By Buyer

We've all heard the real-estate hyperbole... but this one is for real. No compromise... A once-in-a-lifetime home, filled with natural light & views, on one of the most breathtaking point lots to come available in years. Timeless Cottage was built in 2023 (everything is new!), by a top-tier custom builder for his family. The list of upgrades & features is staggering, so please read-on...

Specs:

5,035 +/- Sq. Ft. Living Space (Under Air):

Main House = 4,445 +/- Sq. Ft.

La Casita = 590 +/- Sq. Ft.

1,641 +/- Sq. Ft. Utility Space (Not Under Air):

Attached 3+ Car Garage = 986 +/- Sq. Ft.

Detached Garage = 655 +/- Sq. Ft.

504' of Panoramic Lake Frontage

Dock with 8,000# Lift & Boat Ramp

.65 Acres – Private, Landscaped Lot

(Approx. 1.25 acres with Dominion Land)

4 Large Lake View Suites (Primary on Main)

5 Total Baths

5 Car Garage (3 attached + 2 detached)

Chef's Kitchen with 48" Dual Fuel Range

Amazing Millwork

Walls of High Quality Marvin Windows

No HOA and Room For All of Your Toys



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Features

- Open concept coastal design - abundant windows for natural light & amazing views
- One-level (age-in-place) living for owners, with children/guest suites in upper level
- True 'chef's kitchen', designed for simultaneous cooking and entertaining
- Primary BR on main with commanding open water views to Dreher Island and green space
- Sunlit great room with decorative ceiling trusses that bracket flying dormers, offers volume and drama but with the correct scale to avoid feeling like you are sitting in a hotel lobby
- Oversized trim, board and batten, shiplap, and many built-ins
- High-quality Marvin windows/doors with black clad exterior, painted wood interior
- High-efficiency spray foam insulation throughout
- Copious use of LED smart lighting, dimmers, timers & Lutron Caseta smart dimming switches ("Hey Alexa"), dimmable reading lights over beds and ceiling fans throughout... along with USB charging outlets, Cat 6 networking & camera cabling. EV charging outlets
- Soft / relaxing finishes (matte, satin, brushed, honed) with very little polished materials
- Plank LVP flooring and tile. Durable, waterproof, perfect for lake living, kids and pets
- Quality fixtures and hardware, with furnishings curated and customized to the home
- Several options for flexible space utilization, including climate controlled outbuilding
- One and a half story design, and choice of materials, makes for ease of maintenance
- Child/Pet friendly flat lawn areas (with room for a pool) & natural 'beach' area by the lake
- Paver patios, balconies, screen porch with fireplace and dock for outdoor living
- Outdoor kitchen with grill, sink and wood-fired pizza oven (piped for gas, water, electric)

Main Level

- 2,896+/- square feet under air
- True one-level living for owners
- Open Concept with amazing 270+ Degree Views and Abundant Natural Light
- Primary Suite with wrap-around views
- Great Room (Living / Dining) w/views & fireplace featuring mitered shiplap
- Screen porch with views & fireplace
- Flex Rm (Exercise, BR) w/Views
- Kitchen & Pantry with Views
- Dual Offices with views
- Laundry
- Common bath



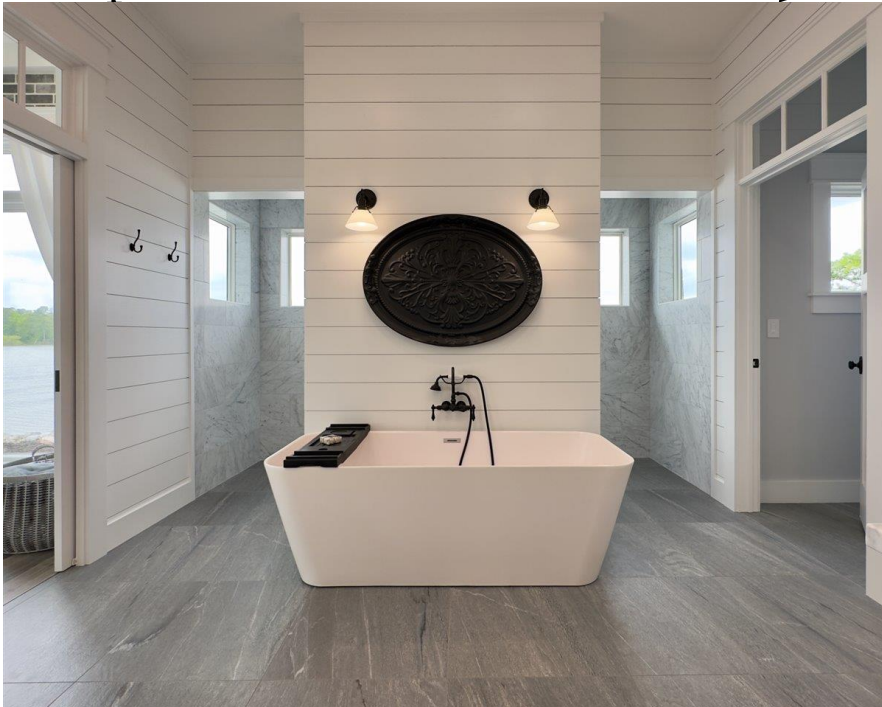
Primary Bedroom

- Real-wood T&G and beamed ceiling
- Amazing Lake Murray View from walls of contiguous windows
- Dimmable LED reading/accent lights
- LED fan over bed
- Italian porcelain 'brick' tile walls add old-world warmth and visual interest
- Transomed windows and doors



Primary Bath

- Dimmable LED light groups in bath
- Real-wood mitered shiplap in bath
- Transom doors
- Bi-parting, dormered pocket doors into bath
- Dual vanities with marble tops
- Freestanding tub and faucet
- Huge walk-through shower with amazing views, dual valves/heads, linear drain, niches, Italian marble, and ultra-quiet remote vent system
- Separate toilet closet with ultra-quiet fan



Primary Closet

- Dimmable LED lights in ceiling
- Closet system comprised of:
 - Hanging clothes and shelves covered with doors
 - Pull-out shoe storage
 - Glass shelves
 - Drawers (including jewelry drawer)
 - Dimmable LED lighting accents over glass shelves
 - And specialty storage that has to be seen....
- Mirrored closet door



Main Level – Kitchen

The heart of this home is a bright, open core.... combining Entry, Kitchen, Dining and Living Rooms with absolutely no space lost to interior walls...

- Massive 5' x 10' honed stone island with sink, dishwasher, microwave, and lots of seating
- Well designed cabinetry puts everything just where it needs to be while cooking & does it with style, including glass doors and Cremone Bolt hardware
- 2 Sinks (including a fireclay farmer's sink) and 2 dishwashers for efficient large-scale entertaining
- The 48" Dual Fuel Range and quiet vent hood are centrally located and are fantastic cooking tools
- Work spaces are sized to accommodate multiple would-be chefs simultaneously (had 4 cooks comfortably preparing Christmas dinner)
- Wood and beamed ceilings & Italian porcelain 'brick' add a nostalgic charm and make for a warm space
- Dimmable LED room/cabinet/under cabinet smart lighting
- All Kitchen appliances convey



Main Level – Great Room

Upper dormers flood the great room with light from multiple directions, while custom architectural trusses grace this space and lend a human scale to the high ceilings

Dining Area:

- Easily houses a 12 person table just steps from the food preparation area
- Sliding doors to patio, grill and screen porch

Living Area:

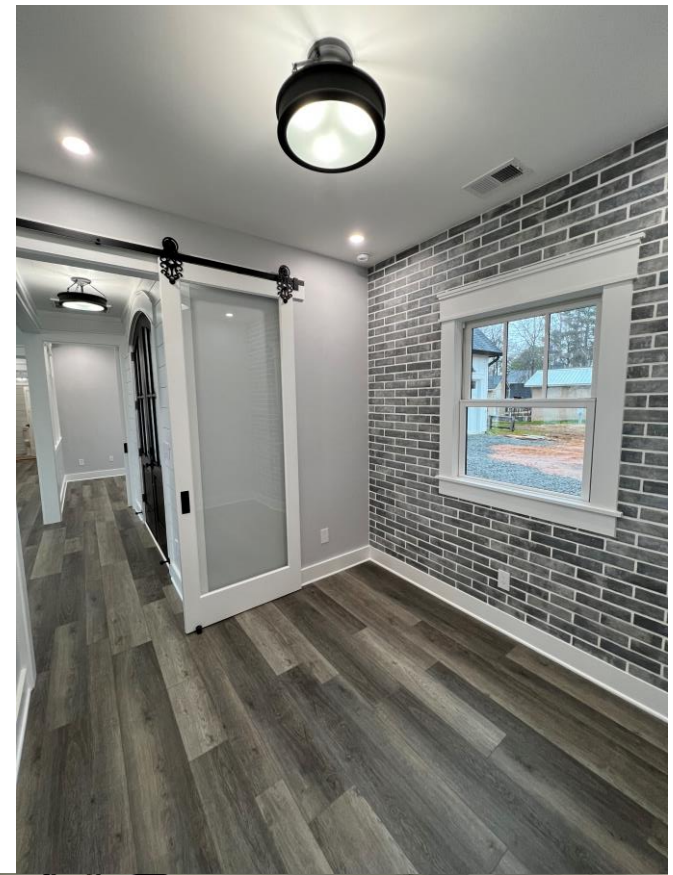
- Combines views of the lake and the fireplace with TV above (currently a Samsung Frame that doubles as wall art when not in use)
- Built-ins and shiplap flank the fireplace
- Room for comfortably seating 10 people



Main Level – Offices

The entrance into the home immediately immerses you into sweeping lake views, while also offering access into the matching offices

- Matching offices flank the front door via full-glass barn doors
- Compact spaces provide workspace for modern office needs
- Offices use interior windows to provide amazing lake views
- Exterior windows bring additional light into the home
- Sliding doors to patio, grill and screen porch
- Italian porcelain 'brick' tile add warmth and charm
- Multiple LED light sources offer lighting flexibility



Main Level – Mud-Hall & Stairways

A hallway leads from the garage into the great room, that hallway serves the laundry room, common bath, exercise room, and stairway... but also features a magnificent custom built-in hall tree that functions as a mudroom and more... We coined the term 'Mud-Hall' to best describe the space (the space is pretty, even if the name is not).

Mud-Hall:

- Dual barn door accessed closets with outlets
 - 1 currently functions as a broom closet
 - 1 currently functions as a coat closet
- Oak Bench to use while putting shoes on/off
 - Finished in black India Ink and Polyurethane
- Shoe storage below has tailor-fit waterproof trays
- Wainscoted back wall with coat hanging hooks
- Cube storage above with custom-made felt baskets
- Huge storage cabinets complete the top
 - Large enough to store outdoor furniture cushions

Stairwell:

- Square edged Oak treads, create a more 'weighty' look
- Finished in black India Ink and Polyurethane
- White painted poplar risers
- Black Aluminum rectangular handrails
- Dimmable LED tread lights
 - Great night light and safety feature



Main Level - Pantry

Located right off the Kitchen is a full, bright, and spacious Butler's pantry with bar storage:

- Honed quartzite counters
- Dual Frigidaire Gallery undercounter wine coolers
- GE Café Advantium wall oven and micro combo with convection and thermometer
- LG French Dr fridge with ice and water inside
- Smart LED-lit glass door shaker cabinets
- Smart LED-lit open shelves for bar / glass items
- Open Butler Pantry shelving for food storage
- Pet feeding stations under counter
- Flex closet with shelves & power for broom/vac or pantry storage
- A shortcut to expedite bringing food and supplies out to the screen porch
- All Pantry appliances convey



Laundries

Main Level:

Located in the rear hall near the mud-room and garage is the dedicated laundry space:

- Navy Shaker cabinets
- Honed quartzite counters
- Barn door with decorative iron hardware
- Extra storage under stairs
- Emergency floor drain
- Shelving

Bonus Level:

Located in the hallway of Suite #3 is a second dedicated laundry closet:

- Full size washer and electric dryer included with sale
- Drain pan under washer

Main Level -Den

Every home should have a cozy room for TV, reading or family time. Our take on the den includes 9 double hung windows that give it the feel of a classic 3 season room:

- 12'x16' (nominal) room with lake views
- 9 windows with light control curtains for TV viewing
- Real wood ceiling with beams
- Wall mounted TV area
- LED fan and Dimmable LED recessed lighting



Main Level – Common Bath

The powder room is augmented with an understated shower, allowing more flexibility as the room next door could be used as a bedroom

- Stone topped vanity with Cremone Bolt hardware
- Mitered nickel-gap shiplap walls
- Transom window over door
- Classic light fixtures
- Low Sone vent fan with timer
- Beautiful checkerboard floor tile
- Shower with tiled walls/niche
- Frameless glass shower doors



Main Level – Screen Porch

The screen room may be my favorite space in the house...

Whether it is watching TV, listening to the birds, drinking coffee, eating meals, looking at the lake, or even sleeping out there on spring and fall evenings, the space is comfortable, casual and flexible with a feel of camping at the lake

- Approximately 380 square feet
 - Room for a table & chairs + seating group
 - Lead out to grill / outdoor kitchen location
- Accessible from pantry and/or deck
- Real wood tongue and groove ceiling
- Gas fireplace with TV over to extend season
- 6 foot diameter remote controlled ceiling fan with light
- Dimmable recessed lights
- Porcelain Tile Floor with linear drainage
- Utility Outlets
- Pre-wired for 2 infrared heaters wall or ceiling heaters



Bonus Level

The design concept of this home was for true one-level living for the 'owners', and guest and/or family space in the bonus level. As the home was permitted for 3 bedrooms, then technically, there are 2 bedrooms upstairs... but that does not mean there is not a lot of flex space up there.

- 1,570+/- square feet under air with copious dormers and natural light
- 2 suites with many flex uses

'Shamrock Suite' (AKA Suite #2):

- Named because the main room is essentially 3-rooms in one
- Huge suite/media area/teen suite with 5 windows & over-sized sliders to a private balcony
- 2 large closets (1 walk-in and one with soft close sliding doors)
- Ensuite has custom tile shower (with LED lit niche), frameless glass doors and double vanity

'Grandma's Suite' (AKA Suite #3):

- 'Grandma's Attic': A classic looking room with closet, vaulted wood ceiling, elegant baseboards, over-sized sliders looking over the lake, and private balcony... this is the guest room of choice!
- 'The Pine Room' A charming room with large closet, elegant baseboards, and over-sized sliders looking over a very natural part of the lake, with private balcony
- Ensuite-bath with double vanity, custom shower with glass doors and linen closet
- 'The Pullman Room': A tiny, barn-door enclosed space with a sleeping berth and TV
- A second laundry room for the bonus level

Attached Garage

- 986 +/- Square Feet
 - *'EV 'Outlets*
 - *Utility Outlets Throughout for Use as a Workshop/Woodshop, etc.*
 - *Wall-Mounted Door Openers with Deadbolts*
 - *Insulated Carriage House Style Doors*
 - *Spray Foam Insulated Walls and Ceiling*
 - *Recessed LED Fixtures in Ceiling and Workspaces*
 - *Pre-Wired for LED Accent Lights along Beams*
 - *Beautiful Views of Lake From Workbench Alcove*

Outbuildings

This property was used for many years as a 'weekender' on the lake. A block garage/studio was built for that purpose, with a kitchenette, bathroom, and septic. That building has been re-roofed, sided, and doors replaced to make it suitable for storage. In addition, a permitted wood framed 20'x24' building was built behind it in 2022-2023. Later a screen porch and connector room was added to connect the two buildings, and the old bathroom was replaced with a modern one in the connector.

Makes for a very flexible space (guest quarters, office, studio, workshop, rec room, garden house, Airbnb, etc.)

590 +/- Square Feet of Living Space Under Air

'La Casita' (approximately 20' x 24' + 11' x 10'):

- Screen Porch With a View (additional $\approx 6' \times 18'$)
- Great Lake Views/Light from Doors/Windows
- Solid $\frac{3}{4}$ " natural poplar walls
- $\frac{3}{4}$ " Tongue and groove natural cypress ceiling
- Spray foam insulation, and HVAC system
- Full Bath (Toilet, Vanity and 5' Shower)
- Large Closet with Closet System
- LED Lighting, Network, and 100+ Amp Sub-Panel
- Water system is housed in this building as well as tankless water heater



650 +/- Square Foot Legacy Block Garage (not conditioned) is approximately 28.5' x 23'

- Has new metal roof (2021)
- Has new Hardie Board and Batten Siding (2023)
- 60 Amp Sub-Panel (enough for a future EV charger)

Outdoor – Patios

- More than 1,000 square feet of open paver patio
 - 575 Sq. Ft. on same level as house
 - 290 Sq. Ft. by the lake with Firepit and ‘Beach’
 - 175 Sq. Ft. of stairs w/handrail and walks
- Accessible via great room, kitchen/dining, screen rm
- Constructed on compacted granite screenings, with a continuous concrete footing around perimeter (to keep pavers from separating/moving)
- Pavers are filled with color matched polymeric sand (helps resist: washing out of joints, bugs, weeds)
- Pavers are sealed with acrylic sealer (to help maintain beauty)
- Outdoor kitchen w/ propane grill and wood-fired pizza oven. Infrastructure is stubbed up on patio:
 - Propane Gas
 - Electricity
 - Water
- Upper patio surrounded by ‘Knockout’ and ‘Drift’ roses



Appliances

KITCHEN:

- 1 Dual Fuel (Propane/Electric) AGA Elise 48" 5-Burner Range, with multiple ovens
- 1 ZLINE 48" Range Vent Hood (with powerful and quiet remote blower)
- 1 GE Café Refrigerator
- 1 KitchenAid Undercounter/Drawer Microwave
- 2 GE Adora Dishwashers

PANTRY:

- 1 LG refrigerator (in Pantry)
- 2 Frigidaire Gallery Undercounter Wine Coolers (in Pantry)
- 1 GE Café Advantium Double Oven (Upper Micro/Convection)

OUTDOOR KITCHEN:

- Thor Propane Grill, Sink Cabinet, Prep Cabinet, and Wood-Fired Pizza Oven

OTHER:

- 2 Propane Fireplaces (one in Great Room, 1 in Screen Porch)
- Main Level Laundry (negotiable)
 - LG – Gray, Top Load Washer and Front Load Dryer
- Upper Laundry (negotiable)
 - GE – White, Top Load Washer and Front Load Dryer

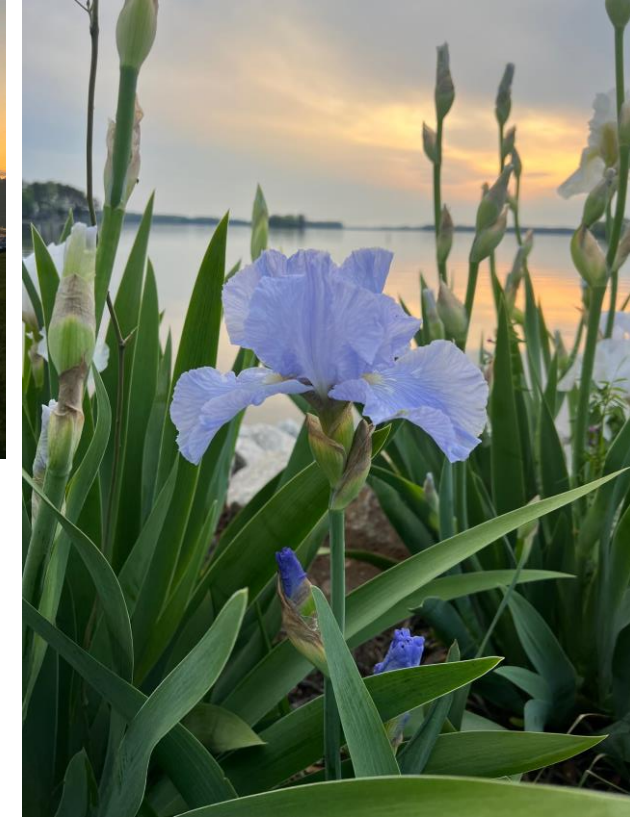
Landscape & Lake

- Located in one of the top fishing spots, of the top fishing lake in the South-East*
- 0.65 Acres of land, but lives like 1.25 acres or more due to the large area of Dominion Power land (below the 360' line) that acts like yard, but is not taxed...
- Mechanical Dock with remote (dock has it's own lift to protect it from waves/wakes):
 - PVC (Endeck) Decking with Removable Dock Ladder
 - 8,000 lb. Boat Lift with remote
 - Water, Power and Lighting at Dock
 - 'Grandfathered' Concrete Boat Ramp
- Shore: Permitted granite rip-rap and textile
- Approximately 505 feet of shoreline (i.e. 360' line)
- Granite retaining walls match shoreline
- Large paver patio on upper level
- Permitted lake water removal
- Large flat grassed yard areas for children and pet play areas
- Lakeside paver patio w/ smokeless firepit, firewood storage box and 'beach' area
- Matching paver walkway and stairway connect the 2 patios
- Black aluminum stair rails match the upper balconies
- Freeze protected 2-Horsepower pump with 12-zone Rachio smart wi-fi irrigation system using Hunter valves (currently running 8 zones of spray and/or drip)
- Black metal raised garden beds with irrigation



* In 2023 BassMasters declared Lake Murray #1 in the South-East and #4 in the country for bass fishing

Landscaping Vegetation



Part of the appeal of this property is the privacy that exists once you drive through the vegetative screen into the property. To help bolster this screen, and add to the beauty of this location, a significant investment was made in greenery alone...

- Bermuda (sod) grass was installed over topsoil
- Privacy screening was enhanced via:
 - American Pillar Arborvitae (columnar evergreen with very fast growth)
 - Thuja Virginian Arborvitae (≈12' evergreen with very fast growth)
 - Thuja Green Giant Arborvitae (≈35' evergreen with very fast growth)
 - Nellie Stevens Holly (evergreen with very fast growth) along boundary with neighbor
- Existing foliage was maintained: (Red Cedar, Oaks, Elm, Birch, Pines, etc.)
- Specimen Trees Added: (2 Weeping willow, 2 Red Maples, 1 Dogwood)
- Shrubs Added : (Azalea, Hydrangea, Gardenia, Rhododendron, Camellia, Drift Roses, Knockout Roses, Loropetalum, Clethra, Fatsia, Pieris, etc.)
- Flowers Added: (Iris, Lilies, Daffodil/Narcissus, Gladiolus, Allium, etc.)

Infrastructure

- Cable/Internet – Mid-Carolina’s *CarolinaConnect IGBPS* Fiber Optic Internet Service (the best around)
- Electric - Mid-Carolina Electric Co-Op
 - 400 Amp Total Service
 - Two 200 Amp exterior disconnects with breakers and feed-throughs for main panels
 - Two 200 Amp Main panels each with panel mounted lightning protection
 - One 50 Amp sub-panel for irrigation and dock & One 100 Amp sub-panel for outbuildings
- Water– Lake Murray Drawn. Multi-Stage filtration system on-site
- Gas – Suburban Propane, with leased/rented propane tank buried in the yard
- Septic – Engineered septic, permitted for 3 bedrooms. Additional legacy septic system serves Casita
- ‘Eufy’ smart doorbell system, Smart Locks, and Camera System with motion detection and local storage
- Network cable to all TVs, Switches/Routers, future camera locations, & structured cabinet
- Poured concrete footings on original undisturbed ground/bedrock. Concrete filled block stem walls, and fiber reinforced concrete slabs
- Foam insulation in roof, walls, and garage with make-up air
- 2 systems X 4-Ton American Standard 17 SEER two-speed condenser, variable Speed Air handler with Media Filter. 4 Zones Total
- 80 gallon electric water heater with tank booster (*Gas line is run to water heater for future gas tank or tankless heater*)
- Small Point of Use (POU) tank water heater to provide faster hot water to kitchen
- PEX plumbing supply lines, PVC drains
- Insulated bathroom vent lines to minimize condensation and heat embrittlement
- Conduit is in place for power/data to a future gate at property entrance
- Significant drainage system (e.g. 6” drain pipes) for roof gutters, yard run-off, etc.

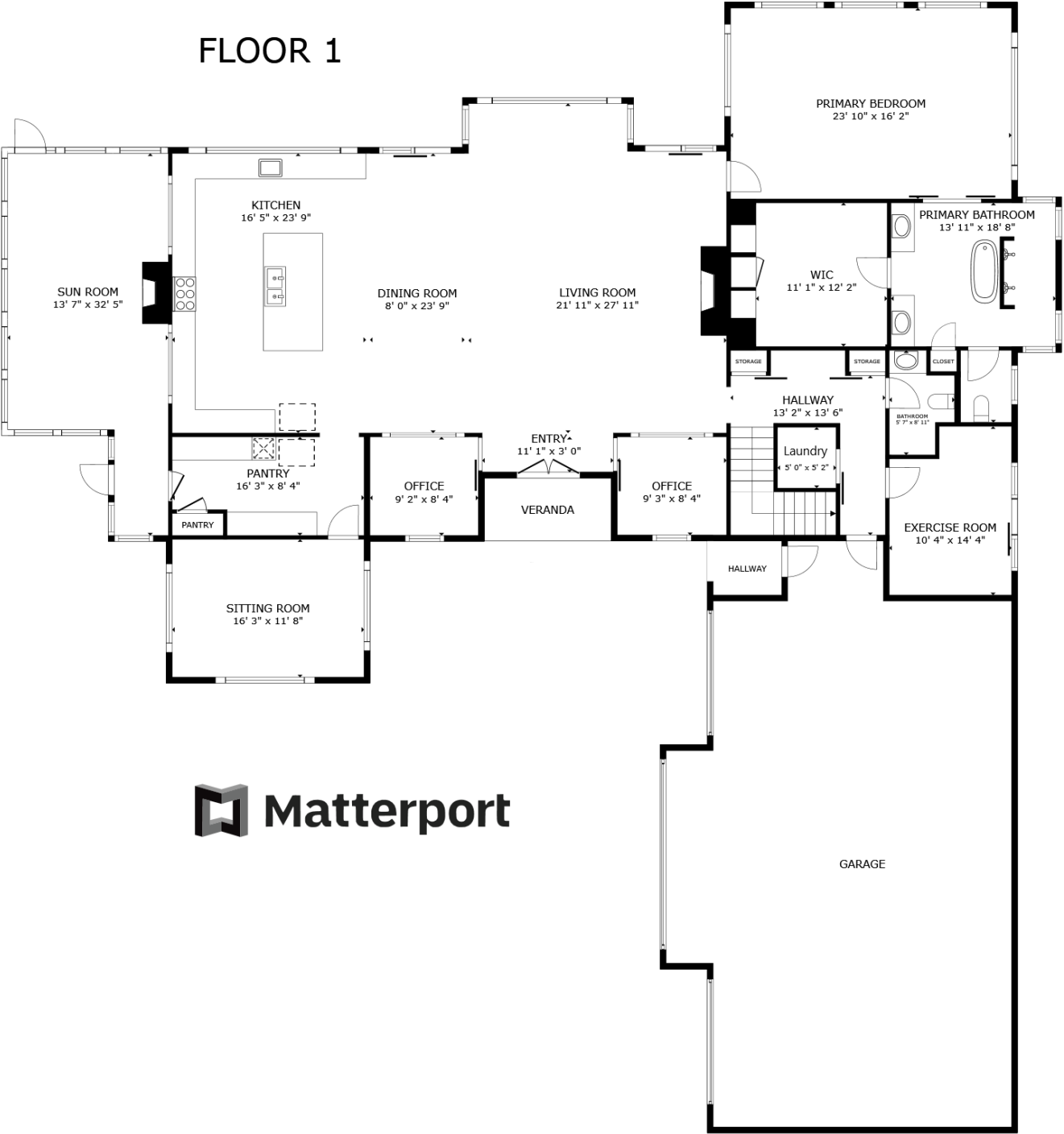
Exterior

- James Hardie fiber-cement siding - Board & batten
- Custom handmade painted cedar/cypress gable brackets
- Architectural roof shingles
- Marvin Elevate series clad wood windows and doors
- Custom powder-coated aluminum balconies
- LED soffit lights with smart dimmers
- Farmhouse/Barn lights over garage
- Seamless gutters with leaf guards
- Smart wireless motion cameras & lights around exterior
- Soffits wired for PoE camera system for future use
- Crushed granite driveways (multiple parking areas)
- Infrastructure in place for future gate to property
- Custom cypress shutters on 'La Casita'
- Pet door on main level

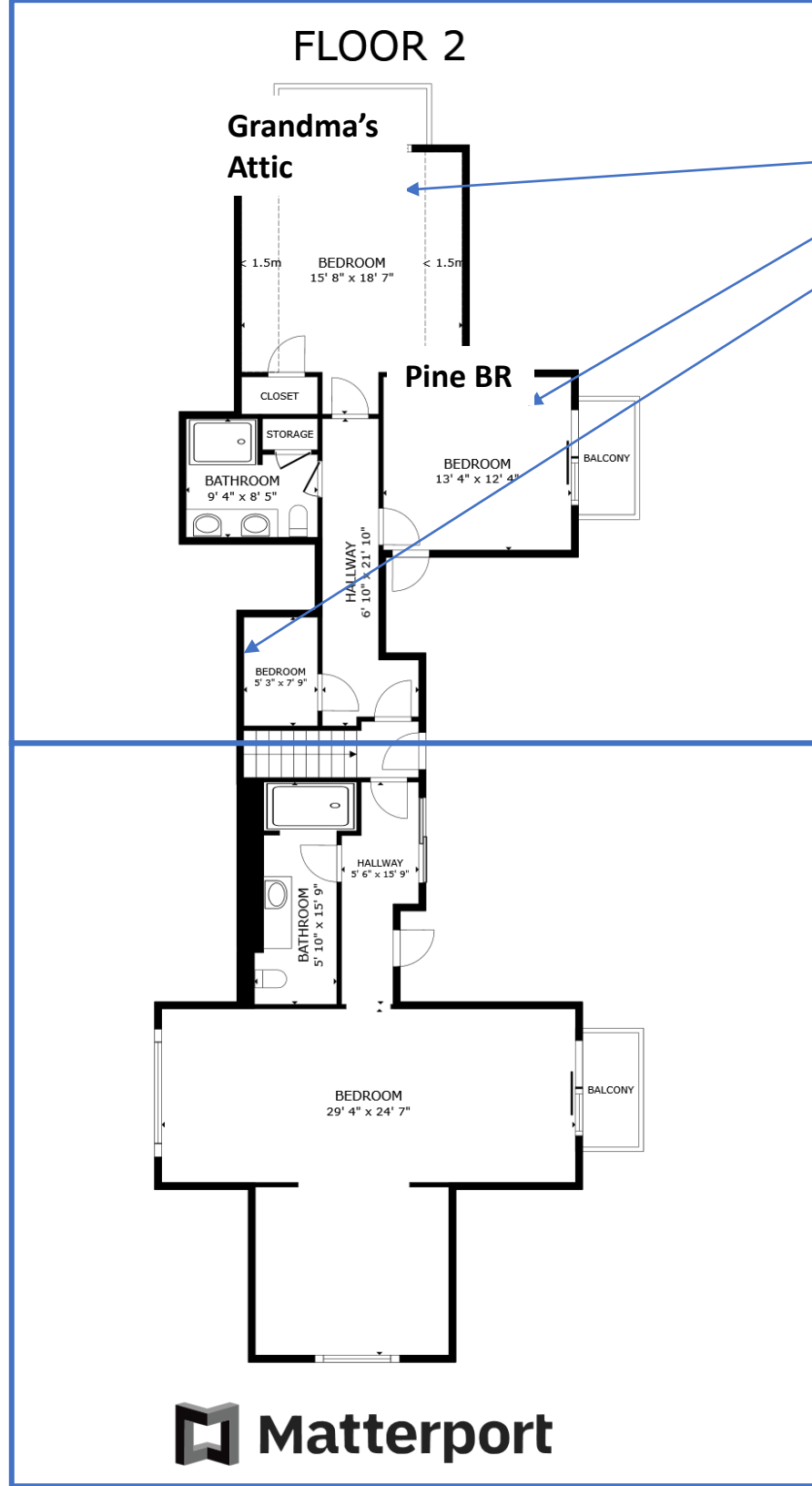


Main Level

FLOOR 1



Bonus Level



Suite 3

3 optional sleeping rooms

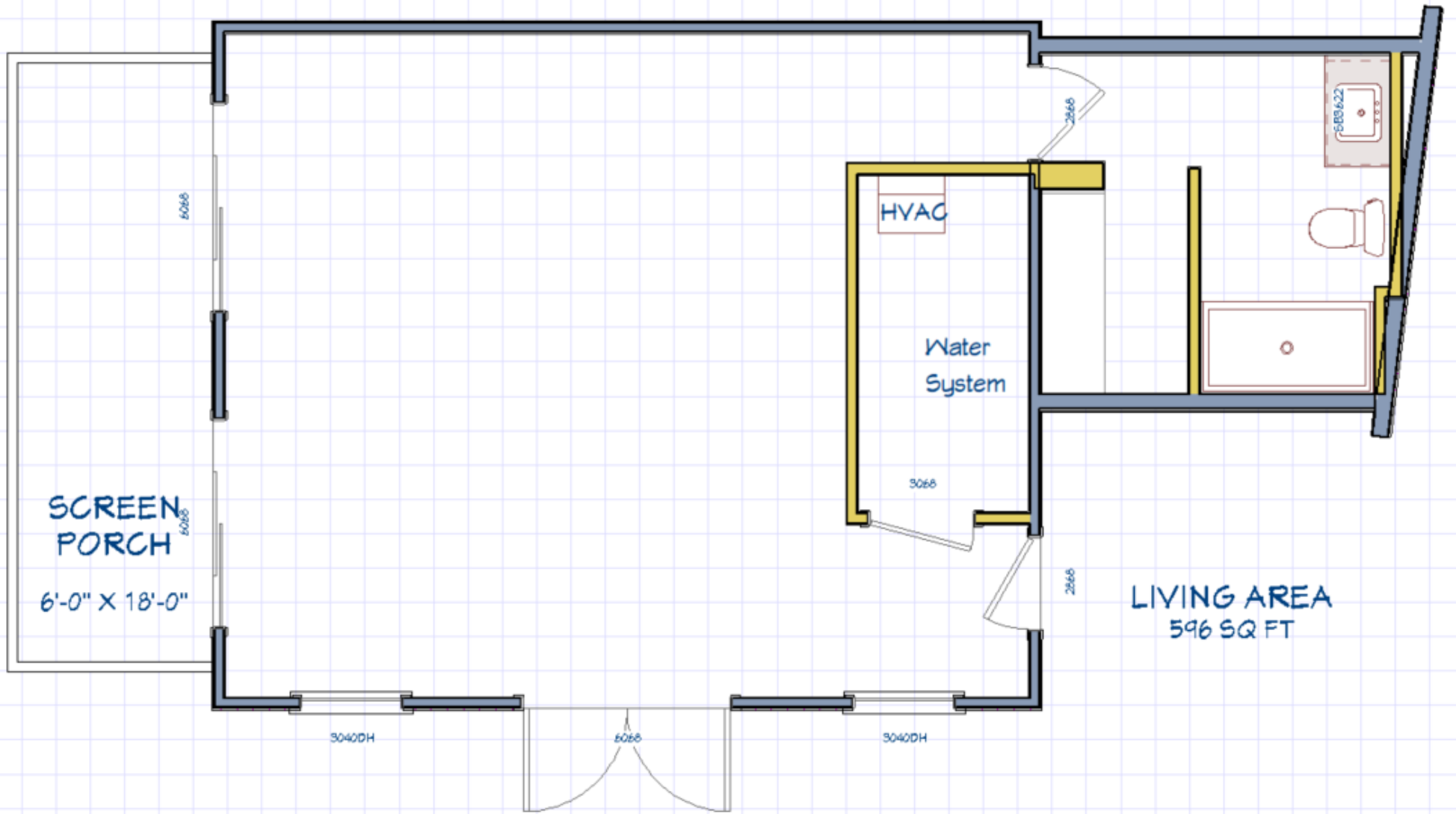
Full bath with 5' shower and double vanity

Suite 2

Multiple room/space options for sleeping, or other use (teen suite, rec room, studio, etc.)

Full bath with custom shower and double vanity

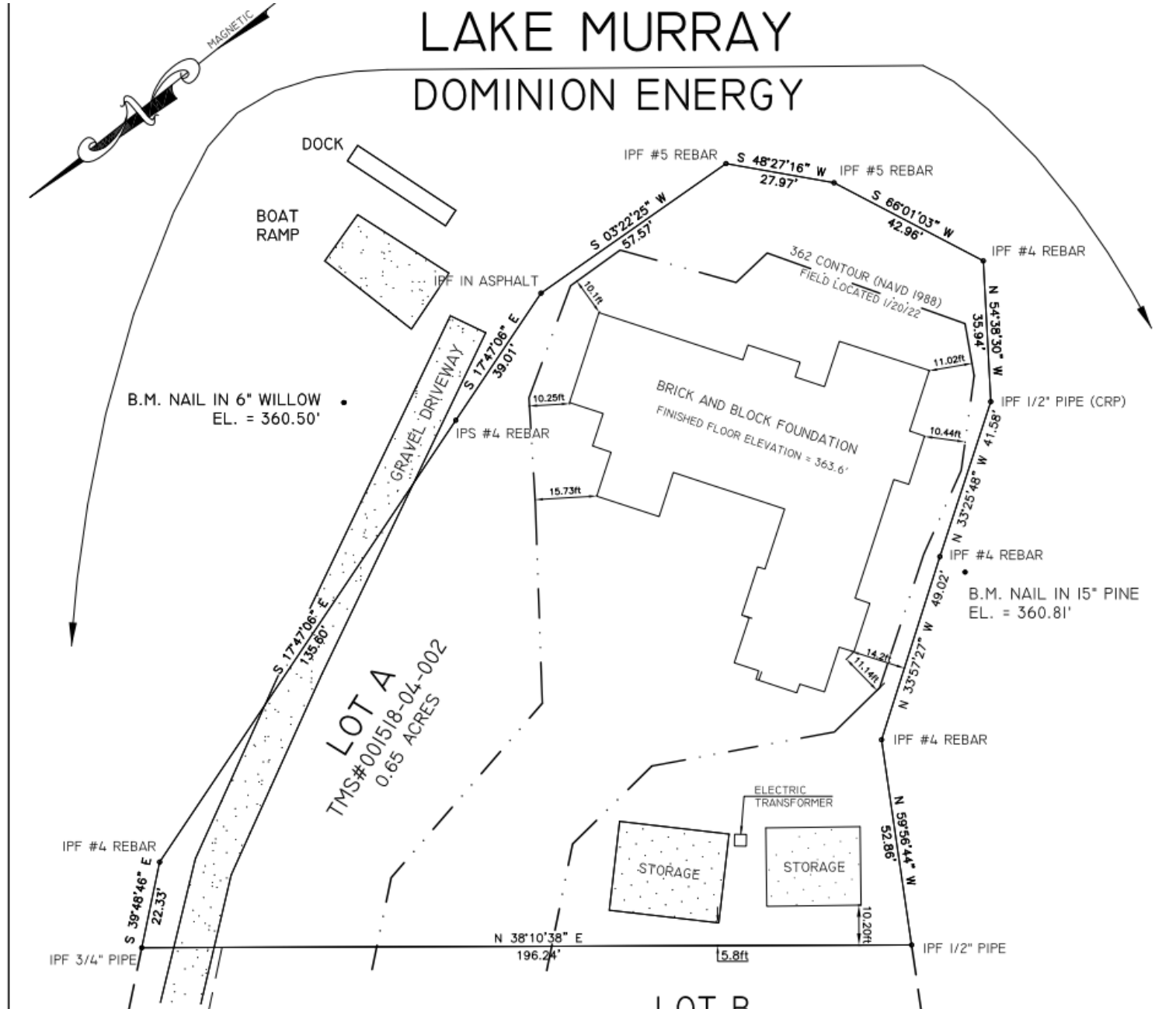
La Casita



Not an as-built. Minor changes may have been made during construction

Optional Suite 4

Survey

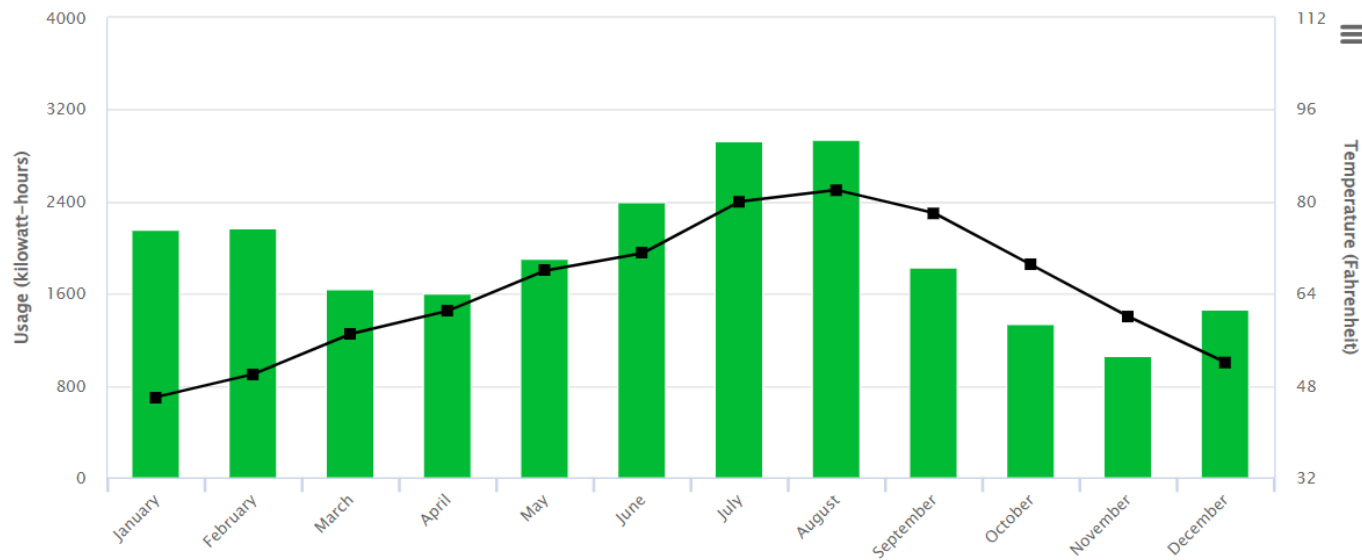


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Electric & Gas Usage

AVERAGE USAGE

MONTHLY — Apr 2022 - Apr 2024



Meter: 160592676

High Temp Average Temp Low Temp

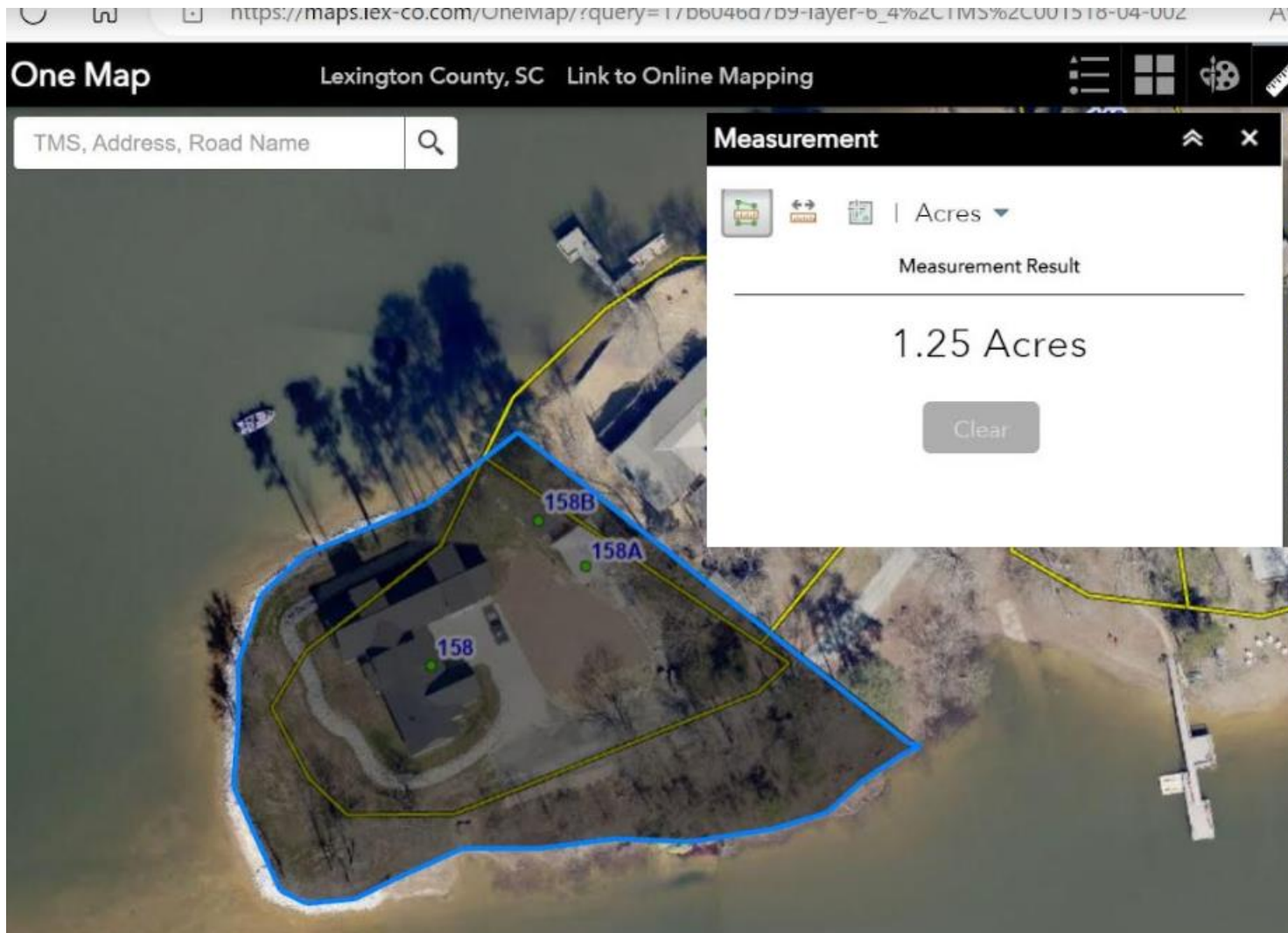
Monthly usage shown nets out to an average monthly bill of \$289 for electric (including heating/cooling).

These could be further lowered by programming thermostats and hot water heater to minimize use during 'peak hours':
Winter= 6am-9am
Summer= 4pm-7pm

Despite having a large proportion of glass, we have achieved excellent efficiency through a combination of high-quality Marvin windows, spray foam insulation, Efficient HVAC, Huber Zip sheathing and other quality appliances, building products and construction techniques.

The whole difference between construction and creation is exactly this: that a thing constructed can only be loved after it is constructed; but a thing created is loved before it exists

- Dickens



Approximate land area when including land below the 360' elevation line (i.e. Dominion Energy Owned Land)

If you have been looking to live on the lake in Chapin for any amount of time, you have probably come to realized that you face

4 options:

- 1) Buy a good home on a bad lot, and regretting that decision on the one thing that cannot be fixed.
- 2) Buy a bad home on a good lot, and facing a the prospect of years of modifying (or tearing down) an outdated home of builder-grade quality, while being constrained by the original design, lack of contractors, rising material prices, and general lack of material availability.
- 3) Spend the next year-plus searching for a nice open-water waterfront lot, and a good builder in order to build a custom home... Only to settle for a mediocre lot, while experiencing the stress, uncertainty, daily fights and loss of control over: rising costs, material unavailability, slipping schedules, quality issues and endless decisions and compromises.
- 4) Find that rare property that is designed and constructed without compromise... for function and aesthetics (rather than a builder's budget), completely up to date, and every aspect is new and efficient, including roof, appliances, mechanical systems, etc..

158 Bogater Rd is that 4th option... a unicorn... created by an uncompromising (OK... actually Obsessive Compulsive) builder, for the purposes of being their family home. Because it was not built for profit, budget did not dictate the decision making. It was truly a 'passion project'.

This home was very recently designed and constructed from the ground-up to be a casually elegant and timeless. It is not filled with shiny chandeliers or antebellum staircases... it is reminiscent of the coastal homes of Nantucket. From design to completion (not that any house is ever truly complete), was roughly a 2 year labor of love. We built it for ourselves, and you will find details here unlike anything at this price point.

It was optimized by 2 engineers to be functional and a touch minimalist, but still architecturally and aesthetically stunning. Great attention was paid to scale, human factors (ergonomics, lighting, etc.), maintainability, flexibility, symmetry, and a sense of serenity. Lessons learned from many years of construction and also entertaining small-large groups were woven carefully into the design. Materials were chosen carefully to be functional, lasting, beautiful and subdued. In short, nothing here is builder-grade.

As our intent was to spend our lives here, ageing in place was a driving theme and means that nearly every interior door in the home is 36", while the Master Bath (Master on Main) is extremely accessible with wide spaces and a zero-entry shower that is as beautiful as it is functional. It represents true one-level living for the primary owners, with a bonus space that is more than ample for children, guests or other pursuits.

