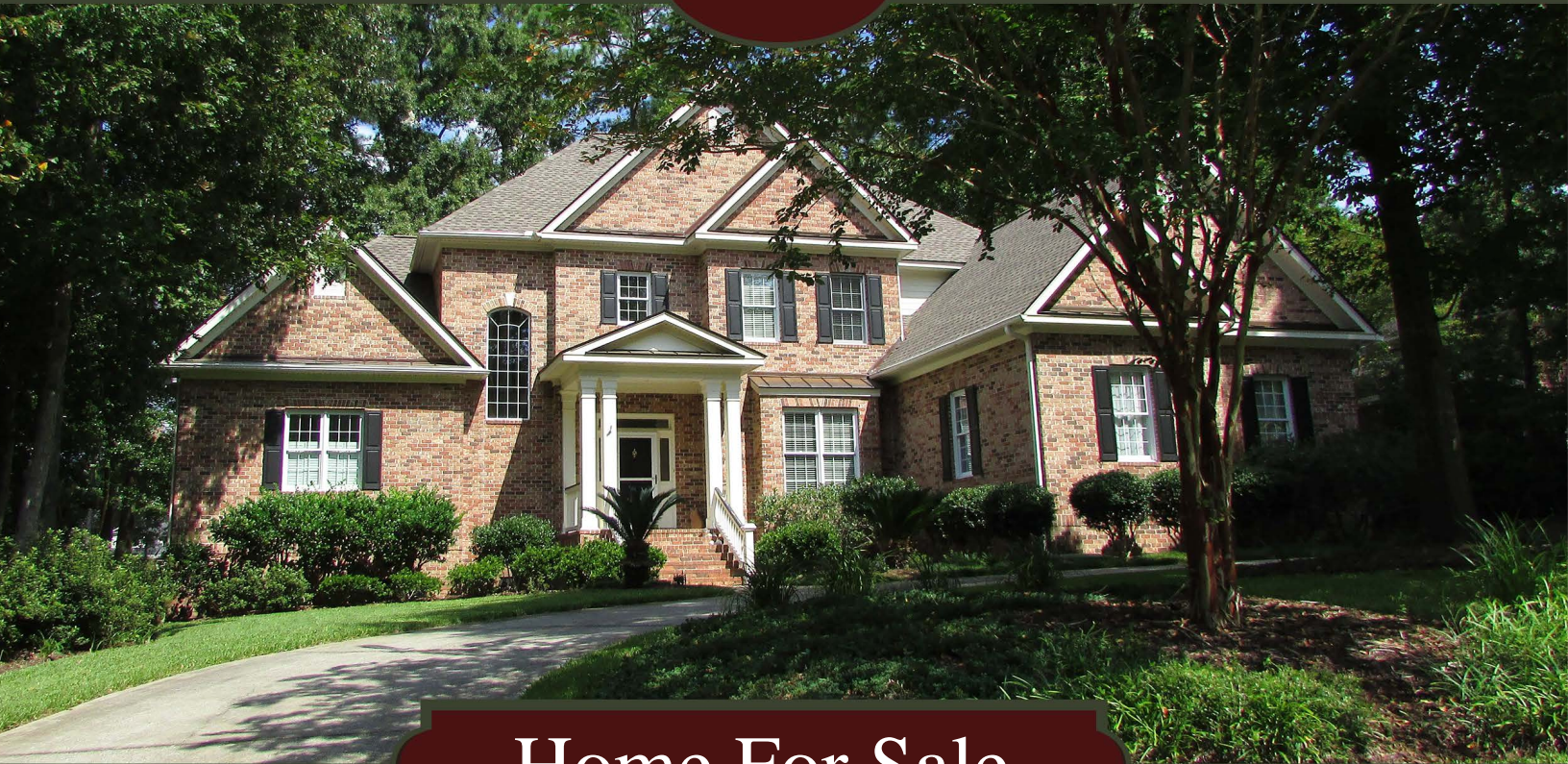


# COOSAW CREEK® Country Club

4146 Club Course Drive • Charleston, SC 29420



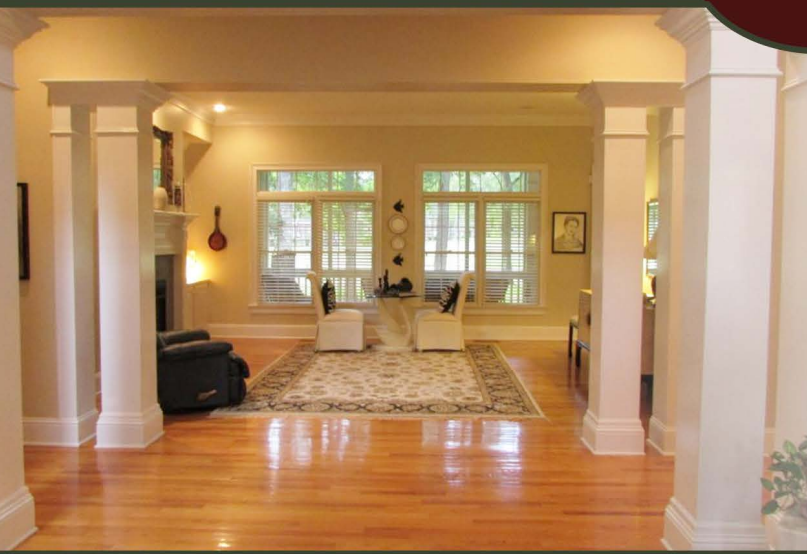
## Home For Sale

**\$659,000**

***Enjoy** executive style living in this large brick home overlooking golf course in Charleston's premier gated community. Features include modern kitchen and great room concept, media room and billiards/game room. Ideal for entertaining guests or simply enjoying time with family.*

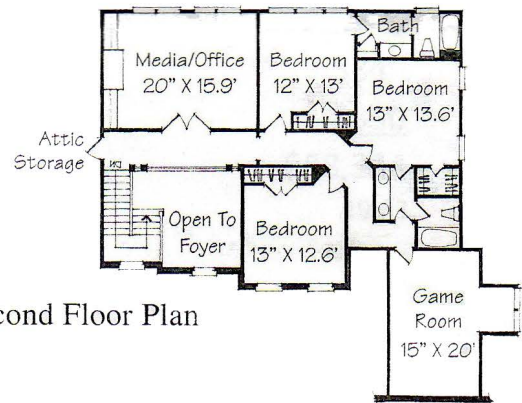
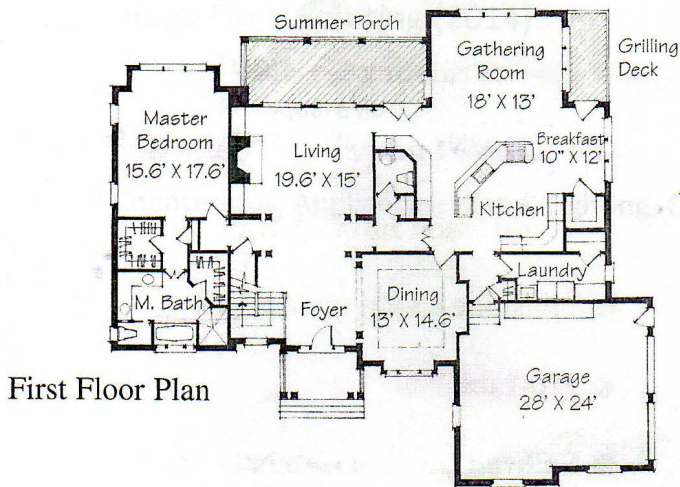
- 4500 square Feet, 4 bedrooms, 3.5 baths
- Southern Living Model Home
- Modern Kitchen with Great Room
- Hardwood Floors
- Formal Dining Area
- 10' Ceilings
- Gas Fire Place
- New Roof and HVAC Systems

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## Summary of Major Maintenance Items/Upgrades

Upgrade Media Room (2004)	\$2,500	Replace Downstairs HVAC System (2011)	\$7,300
Install Central Vacuum System (2004)	\$1,200	Replace Upstairs HVAC System (2014)	\$5,114
Install Master Bedroom Closet System (2004)	\$925	Crawl Space Moisture Barrier /Dehumidifier (2010)	\$2,910
Extend Driveway and Add Walkway (2007)	\$725	Replace all Toilets (2013)	\$750
Screen in Patio (2008)	\$925	Roof Replacement (2013)	\$19,000
Master Bath Shower Renovation (2009)	\$5,375	Master Bedroom Blinds (2014)	\$1,770
Hot Water Heater Replacement (2013)	\$350	Garbage Disposal (2014)	\$340
Replace Upstairs Ceiling Fans (3)	\$450	Garage Floor Painting (2014)	\$350
Kitchen Upgrade and Remodel (2011)*	\$38,000		
Install Motion Detector Lighting (2012)	\$350		
		<b>Total</b>	<b>\$88,334</b>
		<b>Per Square Ft</b>	<b>19.63</b>



First Floor.....2,649 Sq. Ft.  
 Second Floor.....1,851 Sq. Ft.  
 Total .....4,500 Sq. Ft.