

1114 Wellington Drive, Charleston

Lawton Bluff, James Island



Offered at \$239,900

Style	Ranch	Laundry	In garage, near kitchen
Year Built.....	1966	Garage	1 Car Attached
Property Size	0.38 Acre	Front Porch	Eastern Exposure
Square Feet.....	1,463	Heating	Gas, warm air, 2012
# of Rooms	7	Cooling.....	Central, new 2012
Bedrooms	3	Water Heater	Gas
Baths	2 Full, Updated	Attic Space	Pull down stairs, floored
Living Room	28x11/Formal	Water/Sewer.....	Public, Public
Dining Room.....	11x10/Formal, Ceiling fan	Floors	Wood, Tile, Laminate
Kitchen.....	13x9, Remodeled	Siding	Brick, Wood
Family Room/Den.....	14x13, Slider, Ceiling fan	Roof.....	2013, Architectural shingles
Master Bedroom.....	13x11, Full bath, Ceiling Fan	Schools	James Island Public Schools
Bedroom.....	12x11, Ceiling Fan	Flood Insurance.....	Required
Bedroom.....	13x10, Ceiling Fan	Property Taxes	\$970

This beautifully updated 3 bedroom, 2 bath home in desirable Lawton Bluff, James Island, features a modern kitchen open to the family room which has a slider to the large fenced rear yard. Freshly painted throughout with serene neutral colors this sunny property also invites one to relax on the front porch. Enjoy the low maintenance of this brick home which includes vinyl, tilt-in thermal windows. The gas pack HVAC system includes ductwork and vapor barrier which were replaced in 2012. A new Certainteed architectural roof was installed March, 2013. You will enjoy the super convenient location of being only 5 minutes to downtown, MUSC, C of C, and The Citadel, as well as area military bases. For fun, it is just around the corner from the James Island Rec Center and 10 minutes to Folly Beach. The home furnishings are negotiable and make this a truly move-in property.

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

To schedule a showing contact:
1114Wellington@gmail.com