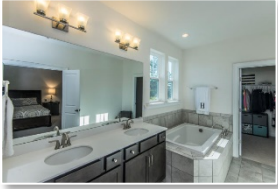
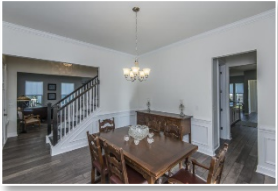


Just Reduced ~ Priced to Sell!



117 Nutmeg Way
Summerville, SC 29485 ~ MLS# 18028559 ~ \$425,000

Beautifully maintained 4 bedroom, 2 car garage, Dan Ryan Custom home with significant attention to detail (completed only 3 months ago!). The front of the home welcomes you with a large wrap-around front porch, and to the left of the large foyer, there is a formal office or living space; to the right, a formal dining room perfect for entertaining. The open living area includes a stunning gourmet kitchen, butler pantry, and spacious family room area. Upstairs, there is a formal master suite and 3 more generous-sized secondary bedrooms. Most of the home furnishings are negotiable with purchase. SMART HOME: Fiber optic wired, broadband-ready home with gigabit internet access. Home equipped with programmable thermostat.

A \$2,200 Lender Credit is available and will be applied towards the buyer's closing costs and pre-pays if the buyer chooses to use the seller's preferred lender. This credit is in addition to any negotiated seller concessions.



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