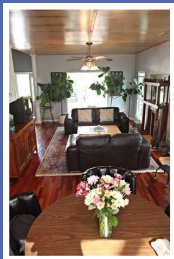
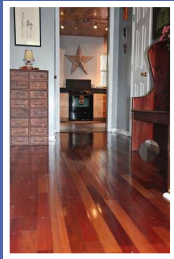
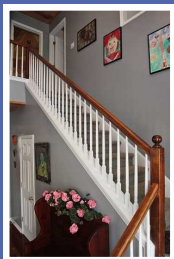
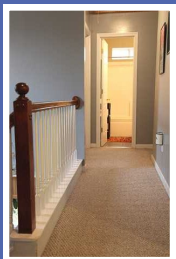


REDUCED AND PRICED TO SELL!!!



1401 Wexford Sound Drive :: Charleston
Wexford Sound :: MLS# 1110179 :: \$276,000
4BR 2.5BA :: Minutes to MUSC and Folly Beach

Perfectly maintained from floor to ceiling and move-in-ready....must see and compare to others on JI. MUSC, close to Folly restaurants/shopping corridor, beaches or just minutes to downtown. Situated on the corner of Wexford and Harborsun, one of the largest lots in the sought after Wexford Sound. Open floor plan with great flow for entertaining and everyday life, stunning Brazilian cherry floors and soaring two-story foyer greet you, half bath under the stairs, spacious Great Room, with living and dining area flanked by columns and TWO large picture windows featuring a wood burning fireplace surrounded by a salvaged antique Mission-style mantle purchased locally. The Great Room flows into the huge modern kitchen, with breakfast bar, seamless concrete counters, Jenn-Air Range, stainless Kitchen Aid Refrigerator, stainless dishwasher and separate breakfast nook with huge window and sliders that open to the back deck for those cool breezes. The owner spared no expense on the beautiful floating contemporary cabinetry, crafted by local Charleston artisan, Boyd Boggs. Directly off the kitchen is a laundry/mud room with Kenmore Elite front loader washer/dryer and plenty of storage and another dedicated pantry just steps from the abundant prep areas. Quality stainless ceiling fans keep the air moving. The main level boasts the Brazilian cherry floors except in the kitchen and laundry room which are ceramic. Bead Board ceilings throughout the home. Upstairs are 3 bedroom, with a FROG presently being used as a 4th bedroom. Master bedroom has an en suite bath with ceramic floors, double sinks, a garden tub and a separate shower to make that morning rush a breeze! The master also has a tray ceiling with the bead board, walk-in closet with custom shelving for shoes and your foldables, sweaters, and huge windows. Two other rooms share a full bath. Directly off the kitchen/breakfast nook is a HUGE deck for outdoor grilling/entertaining complete with a relaxing jacuzzi to melt away the stress of the day. The large side lot offers room for horseshoes or cornhole games or provides a tranquil spot to sit and read under the cover of a huge live oak tree. EASY TO MAINTAIN with many seller upgrades/extras to include new windows, Pella sliding door, Leaf Guard gutters, hurricane panels and more.



Prudential

Carolina Sun
Real Estate

Christopher Maxey

Prudential Carolina Sun Real Estate

Phone: (843) 670-2741

Fax: (843) 388-8119

cmaxey@PruSun.com

