

**\$5,000
AGENT BONUS**

**Appraisal for \$805k = INSTANT EQUITY!
Go And Show!**



1534 Battery Island Drive

Artillery Point ~ Charleston, SC 29412

MLS# 18013407 ~ \$780,000

HUGE one-story home on James Island that has been entirely renovated while overlooking Secessionville Creek and just a stone's throw away from the beach!

Everything in this gorgeous brick ranch is new: architectural roof, HVAC, plumbing, electric, tankless water heater, stunning site finished hardwood flooring, custom tiled bathrooms, gourmet kitchen with crisp white cabinets and rich fantasy brown granite on the island, top of the line stainless steel appliances and more. The layout is open making it perfect for entertaining yet each room is defined so it feels like the grand home that it is. The yard is enormous at just over an acre. One can walk to The Barrel and Tattooed Senorita Cantina, and it is a quick run or bike ride to Folly.

Schedule your showing today, as a home like this will not last:

- New Architectural Roof
- New Windows
- New HVAC
- New Tankless Water Heater
- New Kitchen ~ Cabinets, Granite, Stainless Appliances Including Refrigerator
- New Flooring Throughout ~ Site Finished Hardwood and Custom Tile
- New Plumbing
- New Electric
- Gorgeous Coffered Ceiling in Master with Granite Fireplace
- Custom Super-Showers with Rain Head
- Triple Vanities in Master Bathroom
- Custom Closet Systems
- Walk-up Attic Storage and Access
- Garage
- NO HOA
- Over an acre
- Stunning Creek Views
- Walk to Popular Restaurants
- Moments to Folly Beach
- Short Commute to Downtown Charleston



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