



Light-filled Cape Cod

Pristine elevated home nestled in beautiful setting with spacious rooms, enormous workshop, and plentiful upgrades just steps away from the marsh, walking trails, and resort-like amenity center

One of the best locations in Charleston! Essex at Carolina Bay sits among forested wetlands near shopping, restaurants, medical offices, and more. Downtown, Boeing, Charleston International Airport, and the Coliseum are all an easy ten-minute drive away... and you'll immediately move ahead of any traffic coming down Glenn McConnell Parkway since this is the first single-family neighborhood before I-526, just one minute away.

This pristine Cape Cod sits on the most convenient lot in Essex. Stroll out your back door to the fountained pool, covered pavilion, and cozy brick-walled oyster pit at the amenity center, or sip a beverage as you detour onto the shaded walking trail. Watch the sun set over the marsh from the cozy park bench next to the kayak launch. Or have your glass of wine on your spacious back deck or front porch as you greet the neighbors walking by... the folks at Essex are among the friendliest you'll meet!

Inside you'll find large, sunny rooms in an open floor plan lit by wide windows with plantation blinds; the highest level of wide-plank hardwood flooring; gorgeous Berber carpet with upgraded carpet padding; stunning New Venetian Gold granite countertops, extra-tall maple cabinetry, under-cabinet lighting, breakfast bar, and energy-efficient stainless steel appliances in the kitchen; tray ceiling and wainscoting in the dining room; high smooth ceilings throughout, crown molding in nearly every room (along with other additional molding upgrades); a stunning wall of windows in the master bedroom; garden tub, upgraded shower, double sinks, ceramic tiling, and his-and-hers walk-in closets in the spa-like master bath; amply sized laundry room on the main floor; and an extra room that can be used as a home office, library, or whatever strikes your fancy.

The family room is wired for a high definition TV system over the gas fireplace, and the large closet in the hallway is already scoped in the house's plans for an elevator should you later decide to add it. The bedroom is wired for reading lights on either side of the bed, negating the need for cords.

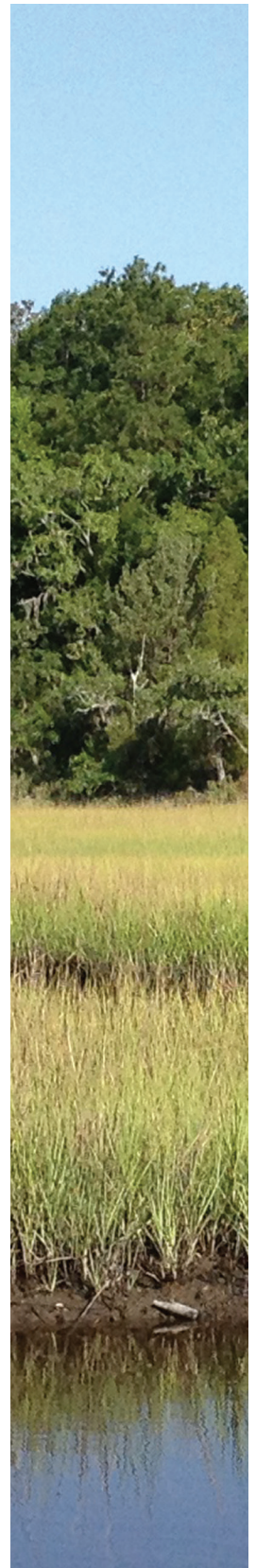
Upstairs are two large bedrooms for your guests or family with a desk area in the hallway, ceramic tile flooring in the full bathroom, and separate heating/AC control for just that level. Windows on the southern and western facing side of the home, upstairs and down, have special UV treatment to save on the already low energy costs (this home also receives SCE&G's special low energy rate), and all windows off the porch and deck have invisible security treatments that are hurricane-rated. Or take the stairs down to the ground level and you'll find a full woodworking shop (actually in use) enclosed with insulation and wired with extra electrical capacity—and there's still plenty of room for two or more cars! Three cars could easily fit front-to-back on just one side of this lower level.

The cement plank exterior was recently repainted using the highest quality Sherwin Williams exterior paint (Duration) and the front door is framed by two gas lanterns. The landscaping has been upgraded with cypress trees, boxwoods, and other low-maintenance plants and trees and the land surrounding the lot is professionally landscaped and maintained by Essex. If you have a green thumb, you'll enjoy the built-in garden in the rear, extra hose bib, and extra concrete patio space at the base of the deck stairs.

The home comes with a roof of architectural shingles, natural gas heat, Rinaii tankless water heater (hot water on demand), and built-in pest control system so your home can be serviced from outside. For extra convenience, the home's termite bond is with the same company that services the pest control system.

This home has only one neighbor, clearing views from your master bedroom across the marsh to the warm glow of windows of homes on the other side of the neighborhood and the brilliant white egrets that frequent the marsh.

At right and previous page: views of the marsh from the kayak launch
See more photos online at [realtor.com](https://www.realtor.com): "Search by MLS ID" 1404129



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Eagle Creek Dr.

The airy family room (at right) receives plenty of sun from four large windows and the windowed door leading to a broad deck overlooking the beautifully landscaped back yard and amenity center grounds. The deck windows have extra UV protection to save even more on energy bills, and both the family room and deck are spacious enough to entertain a houseful of guests. Place hors d'oeuvres on the breakfast bar, which easily seats three people. Or put your feet up in front of the fire, nurse steaming mugs of hot cocoa, and settle in for a movie on cooler evenings.





Open kitchen: delicious

Spacious New Venetian Gold granite countertops, a sink faucet that doubles as a pullout sprayer, and Energy Star Whirlpool appliances make whipping up delicious dishes a delight! Ample cabinet space and an in-kitchen pantry provide plenty of room for your dishes, food, and pans. The dining room is steps away, making serving a breeze. The open kitchen plan easily accommodates two cooks in the kitchen and allows you to converse with family or friends in the family room as you work your culinary magic.



Dine in fine style

The light-filled dining room is elegant with tray ceiling, wainscoting and wide-plank hardwood floors: the highest level upgrade possible. The chandelier matches the brushed nickel hardware found throughout the home. The study just off the foyer can serve as a beautiful home office, library (plenty of room for books!), formal living room or extra space for guests. The neutral Berber carpet and extra-thick carpet padding were both upgrades. A floor outlet below the desk offers easy access to electricity for your computers, lamps, and more.





Sleep among the trees

The rear window wall with its view of the treetops, is one of the best features of the spacious master bedroom. An extra window was built into the side wall and affords a view of the marsh and, in the evenings, the glow of windows from homes on the far side of the neighborhood. Step through double doors into your spa-like master bathroom, also generously sized. It features a large garden tub, sunny window, upgraded shower, dual sinks, maple cabinetry with lots of space, elegant chair rail, ceramic tiling, and his-and-hers walk-in closets.



Treat your loved ones

Upstairs you'll find two large, sunny bedrooms, a full bathroom (to right of bottom photo) with bathtub and shower combination, maple cabinetry, and ceramic tiling, and a hallway with desk nook and linen closet. The bedrooms feature enormous closets and additional storage in the attic crawl space easily accessed from small doors in the front walls of each room. Large windows let in light during the day and the western bedroom overlooks the marsh. Both bedrooms are wired for cable and the upper level has its own heating and cooling controls.





Curb appeal: check

A handsome Cape Cod with dual gas lanterns, classic red door, and broad front porch, the home is surrounded by upgraded landscaping. On your property: white flowering crepe myrtle tree, flowering almond tree, magnolia tree, walnut tree, several Italian cypress trees and boxwoods, all low-maintenance. Enjoy the extra patio and discreet garden in the rear of the home. Surrounding the lot, the gorgeous trees, bushes, plants and grass were professionally landscaped by the HOA and is maintained on a regular basis: you don't have lift a finger.

