

Instant Equity!

Priced Significantly Below Appraisals!

This waterfront home is a great buy.

A conservative appraisal in March 2013 by Lowcountry Real Estate Appraisals valued this home at **\$1,225,000** (this appraisal is available to see during showings). The Berkeley County tax appraisal for this home set its value at **\$1,321,700** in 2012.

What supports these values?

- A beautiful marsh/tidal creek setting;
- Approximately 4800 square feet of relaxed, elegant living space overlooking stunning panoramic marsh views;
- High-end finishes throughout the home including a large and very functional cook's kitchen;
- Garden space touched by a master gardener and anchored by a cooling in-ground pool;
- A private, gated, family focused community with outstanding amenities and wonderful neighbors;
- And other features too numerous to mention.

Offered at \$1,195,000

For more information contact:

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