

~ OPEN HOUSE ~
SUNDAY, AUGUST 11TH ~ NOON TO 4:00PM

1100 PHILLIPS PARK DRIVE, MOUNT PLEASANT, SC 29464



WELCOME TO PHILLIPS PARK, A WONDERFUL HIDDEN GEM COMPRISED OF A COMBINATION OF CUSTOM AND SEMI-CUSTOM CHARLESTON SINGLE STYLE HOMES BEAUTIFULLY SITUATED ON A QUIET, CUL-DE-SAC, TREE LINED, STREET WITH MAJESTIC OAK TREES DRAPED WITH SPANISH MOSS LOCATED JUST ACROSS BEN SAWYER BLVD FROM OLD MOUNT PLEASANT. THIS HOME IS ONE OF THE TRULY CUSTOM-BUILT HOMES LOCATED ON A PREMIER LOT NEXT TO THE TRANQUIL POND WITH FOUNTAIN AND IS PRICED \$25K BELOW THE CURRENT MARKET APPRAISED VALUE. WHILE ALL THE HOMES IN PHILLIPS PARK HAVE SIMILAR EXTERIOR FINISHES INCLUDING FULL METAL ROOFS, CEMENT PLANK EXTERIORS AND GAS PORCH LANTERNS THE EXQUISITE, HIGH END INTERIOR FINISHES SET THE FULLY CUSTOM HOMES SUCH AS THIS HOME APART FROM THE SEMI-CUSTOM HOMES.

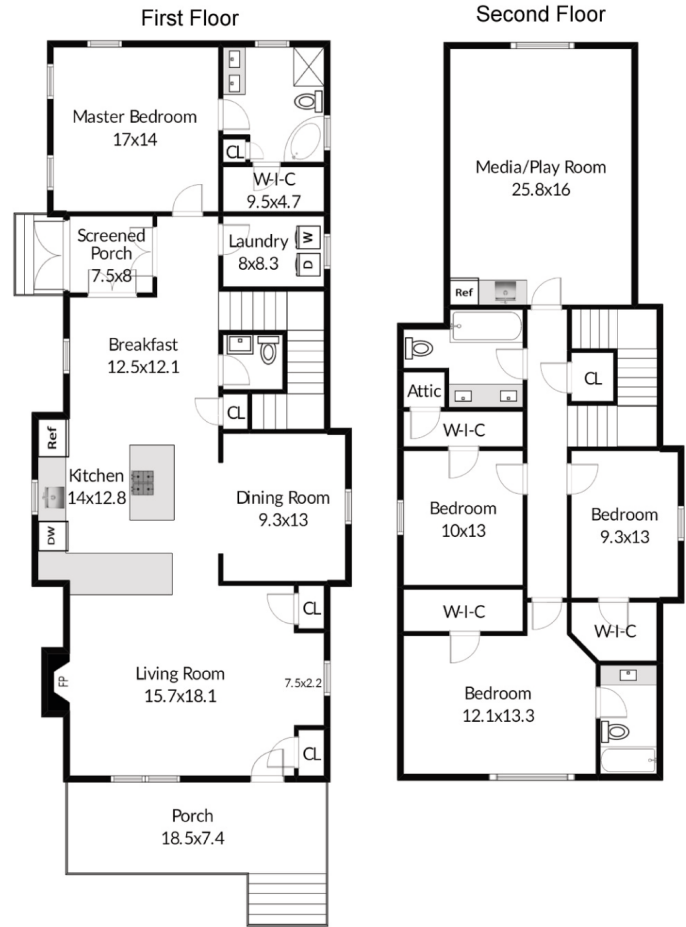
FOR MORE INFORMATION ON THIS PROPERTY CALL:

MOLLY RAMEY RATCHFORD
REALTOR, CRS, ABR, SFR
(C):843-224-6294



4 BEDROOM ~ 3.5 BATH ~ 1ST FLOOR MASTER ~ 2ND FLOOR BONUS ROOM W/ WET BAR ~ SURROUND SOUND ~ CENTRAL VACUUM ~ NO CARPET ~ PLANTATION SHUTTERS THROUGHOUT

LISTING PRICE: \$750,000



PROPERTY FEATURES

BEDROOMS: 4
BATHROOMS: 3 1/2
SQUARE FEET: 2855
COOLING: CENTRAL AC
HEATING: CENTRAL HEATING
EXTERIOR: CEMENT PLANK
ROOF: METAL

RINNAI TANKLESS WATER HEATER- GAS
SOLID WOOD DOORS THROUGHOUT
IRRIGATION SYSTEM
LANDSCAPE LIGHTING
10 FT. CEILINGS & 8 FT. DOORS - 1ST FLOOR
FIRST FLOOR MASTER SUITE
LAUNDRY ROOM W/ SINK & CABINET



FOR MORE INFORMATION ABOUT THIS LISTING
CONTACT:

MOLLY RAMEY RATCHFORD,
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