

# Broker Open House!

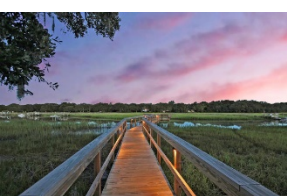
Friday, Sept 21 ~ 10a-12p  
Coffee and Donuts  
from Duck Donuts!!



*Drop by and enter to win a gift certificate to Duck Donuts!*

1126 John Mcenery Road

Freeman's Point ~ Charleston, SC 29412 ~ MLS# 18023459 ~ \$505,500



Take your boat out on the water, soak up the rays at Folly Beach, or shop the streets of downtown Charleston within minutes with this move-in ready home that offers the look & feel of new construction without the wait or inconvenience. Brimming with custom upgrades & coastal charm, this nearly-new 3-story home features a bright & airy open floor plan; shiplap, v-groove, and board & batten walls; plantation shutters; stone backsplash; hardwood floors; custom lighting; high ceilings; granite counters; SS appliances; custom-made hurricane shutters; & views of protected green space out front & back! All of that, plus Freeman's Point offers a dock & a boat landing, waterfront walking trails, a sparkling pool, a playpark, a dog park, & a picnic pavilion for the exclusive use of its residents!

#### Additional details include:

- ❖ Light-filled and flexible floor plan offers open living space connecting the family room, dining area, and kitchen, along with a large storage closet, spacious powder room, and office space/mudroom on the main floor; the master suite, two bedrooms, another full bath, and laundry on the 2nd floor; and a 4th bedroom suite/guest suite/bonus room on the 3rd floor, which would also make a great game room, media room, play room, or additional office space.
- ❖ Open kitchen features a huge island and breakfast bar, gas cooking, upgraded cherry cabinetry, granite counters, stainless steel appliances, custom stone backsplash, recessed lighting, wood flooring, a giant pantry/storage room off the kitchen, tons of counter prep space, and loads of cabinet storage space.
- ❖ Master suite features crown molding, plantation shutters, a walk-in closet, built-in Pottery Barn light sconces, and a large ensuite bath, which offers a large shower with tile surround, a giant granite vanity with his and her sinks, tile flooring, and a separate water closet.
- ❖ Fully-fenced yard features Xeriscape landscaping, which requires little water or upkeep -- very low-maintenance, yet lovely!
- ❖ Backyard features a charming seating area, a grill area, and a custom shade the covers the walkway from the home to the garage and protects you from the sun and weather.
- ❖ Plenty of off-street parking available for all of your guests with the large custom parking pad, driveway, and 2-car detached garage, which also features built-in storage shelving and a kayak suspension system that will convey with the home.
- ❖ This home is uniquely situated with protected green space both out front and back, which will never be developed. Green space in back features a plot of wildflowers, majestic live oaks, and backs to gorgeous lowcountry marsh.
- ❖ Transferable termite bond in place with HomeTeam.
- ❖ Builder and certain manufacturer warranties still in effect!
- ❖ Homes like this don't stay around long!



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