

MLS Number 2001846 - Will pay 3% Buyers Broker Commission - Call (207) 329-0348

Sub-Type:	Single Family	Apx. SqFt:	1,888
Area:	63 Summerville	Tax Map #:	160-14-12-017.000
County:	Dorchester	Year Built:	2007
Tax District:	202 – Old Fort	Zip Code:	29485
Bedrooms:	5	Acreage:	0.31
Baths – Total:	3.5	Possession:	At Closing
Baths – Full:	3	New Owned:	Pre-Owned
Baths – Half:	1	Ground Level:	Yes
Stories:	2 Stories	Legal	Lot 85
Sub Division:	Legend Oaks Plantation – HOA 3		
Elementary School:	Beach Hill		
Middle School:	Greg Middle		
High School:	Ashely Ridge		



Style:	Traditional	Fireplace:	One; Living Room	Special:	Attic Ventilation System
Roof:	Architectural	Foundation:	Concrete Slab	Floors:	Ceramic Tile & Wood
Cooling:	Central Air	Heat:	Heat Pump	Master Bedroom:	Down, Ceiling Fan,
Garage:	2 Car	Exterior:	Vinyl Siding		Vaulted Ceilings, bath

Lot Description: 0.31 Acres, fenced in backyard,
With 20' high ground Old Growth Tree Buffer behind back fence. Private!

Rooms: Eat-In Kitchen, Family Room, Dining Room, updated fixtures/lights

Misc. Interior: Living Room Vaulted Ceilings Smooth, 3 Walk-In Closets, Pantry with counters

Misc. Exterior: 12'X 15' Screened in Porch, 15'X25' Patio Area with Sun Shade Coverage, Custom Built Raised Bed Garden, Repaired and Updated/Painted 300' X 6'+ High Privacy Fence, Full Size Vehicle Access to Back Yard.

Water Supply: Public **Sewer:** Public

Equipment / Appliances: Ceiling Fans, Dishwasher, Refrigerator, Stove/Range, Garbage Disposal, Microwave

Flood Zone: X - (No Flood Insurance Required)

Additional Features:

4' X 2.5' Pantry with Counter Top
Updated Tiffany Style light Fixtures
13' X 12' Screen Porch
15' X 20' Sun Screen over Back Yard Patio Area
Raised Bed Garden
Attic Ventilation System
3 ½ Updated Bathrooms (tile and all new fixtures) 2020
Slop Sink in garage

Recent Repairs:

80 gallon hot water heater 2020
New Garbage Disposal 2018
Roof Inspected and "Tuned Up" 2020
AC Unit (upstairs) 2019 – 3 year warranty
6' Privacy Fence – Painted 2020
Extra Storage Space/Shelving added in garage
Insulated Frog floor (2.5 in foam board)

Remarks: GORGEOUS, MOVE-IN-READY 5 bedroom, 3.5 baths home! Open layout with downstairs Master Suite! Features include hardwood and tile throughout, new shiplap and tiled kitchen, laundry room with updated shelving, pantry with countertop and wooden shelving, all bathrooms newly remodeled with tile, lights and fixtures, spacious screened in back porch, patio with large 13' X 19' Sun Shade/ Party Lights, oversized yard with a freshly painted 6 ft. privacy fence with private wet lands providing extra privacy, and a raised bed garden! A beautiful mature live oak highlights the front yard. The kitchen overlooks a vaulted roomy living area with tons of natural light, beautiful hard wood floors, built-in-shelves and a fire place! There is a large foyer and separate dining that could be used as an office. The master suite is downstairs and is well lit with a vaulted ceiling, walk in closet, garden tub, separate shower and dual vanity! Upstairs is very spacious, with 4 large bedrooms. This is a wonderful home in the highly sought after **Legend Oaks Plantation** with great amenities like two neighborhood pools, golf course, tennis courts and much more! Minutes away from restaurants and shopping! This house has been meticulously maintained and is truly move in ready

Taxes: \$2,087 **HOA Fee:** \$320 / year **Lot #:** 85 **Parcel #:** 160-14-12-017.000