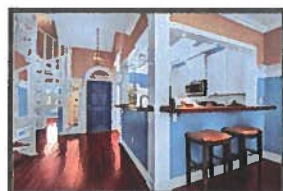




Rare 2-story Penthouse Condo—Simmons Pointe, Mount Pleasant

1551 Ben Sawyer Boulevard—Bldg. 2/Unit H



Superb Location, Spacious, Stylish, Incomparable Views

3 Bedrooms, 3 Bathrooms, 1877 Sq Ft, 2-story

Opening the door of this condo is like stepping into a different world—compelling views through the Palladian window leave no doubt that every day in this condo will be a reminder of an enviable lifestyle.

The Condo was renovated by the current owner and included a down-to-the-studs re-do of the kitchen—walls removed, custom cabinetry, countertops w/ raised bar, and pantry closet installed, new Italian ceramic tile floor, gas line installed for stove (and fireplace). Custom beadboard was installed in the living/dining area, the hallways, the bedrooms (including the 2nd floor) along with all new light fixtures, Tiffany sconces, and ceiling fans with light kits—with the added conveniences of dimmer switches and puck lights for changing the lighting atmosphere in each room and over the kitchen counters. The Palladian window has a custom shade with remote operation.

The hardwoods are Brazilian fruitwood and, with the exception of the Kitchen, are throughout the first floor—Living/Dining Rm, Hallways, 2 Bedrooms, and 2 Bathrooms. The Primary Bathroom was completely renovated: new tiled shower; all new with new plumbing fixtures, vanity with dual glass sinks, beadboard, and lighting.

The Primary Bedroom also has beadboard and a large closet with custom shelving and lighting—along with a sliding door to the deck. The Living Room, with a 5' x 9' mirror over the fireplace, a wall of bookcases/cabinets, and the 2-story ceiling are the perfect backdrop for the Palladian window. In addition, the living room has access to the Deck—the perfect entertaining spot.

The spiral staircase leads to the second floor with a large loft, bookcases, large storage closet, 3rd bedroom and updated 3rd bathroom.



Gail Young

843-814-9885

GailYoung@CarolinaOne.com



Nancy Carol Crick

843-990-8528

NancyCarol.Crick@CarolinaOne.com

FEATURES AND DETAILS

1551 BEN SAWYER BLVD, BUILDING 2, UNIT H - SIMMONS POINTE, MT PLEASANT, SC 29464

KITCHEN:

Seller fully renovated the Kitchen after purchasing the property.
Kitchen walls removed to create open Kitchen with raised bar.
New Cabinets and Pantry Pantry Closet
Custom Sapele wood countertops, new plumbing fixtures
Gas line installed for the stove and fireplace
Stainless steel appliances
Italian porcelain floor
Pantry Closet

BATHS:

Primary Bath full renovation
Brazilian Rosewood floors
New shower and plumbing fixtures
Double vanity glass sinks and mirror
2nd story bath: vanity, fixtures, and LVP flooring

THROUGHOUT LIVING AREA:

Brazilian Rosewood flooring – Downstairs bedrooms (2)
Baseboard and crown moldings
Floor to ceiling bookcases and cabinetry beside fireplace
Beadboard and 6” deep ledge in living/dining room, primary bedroom,
Beadboard in kitchen bar area and 2nd and 3rd bedrooms,
Retractable Sunshade on Palladian window in Living Room
Fireplace – Owner installed propane gas line
Mirror above fireplace (conveys) – 5’ x 9’ mirror
Ceiling fans with attached light fixtures
New light fixtures (all have dimmer switches – allows for creating soft, warm atmosphere or bright working spaces)
Primary closet - shelving and lighting
Wall of natural wood bookcases in second floor loft

Systems, Parking, Auto Charger, Storage:

Commercial water heater 2015
HVAC (2) replaced in 2020
Assigned carport parking spot
Tesla charger installed by owner is located in the carport
Spacious Storage closet at rear of carport



**Nancy Carol Crick
Gail Young**

**843 990 8528
843 814 9885**

**NancyCarol.Crick@CarolinaOne.com
GailYoung@CarolinaOne.com**