



PRICE IMPROVEMENT



ABOUT THE PROPERTY

1752 Bee Balm Road

St Johns Crossing | Johns Island, SC 29455 | MLS# 23027402

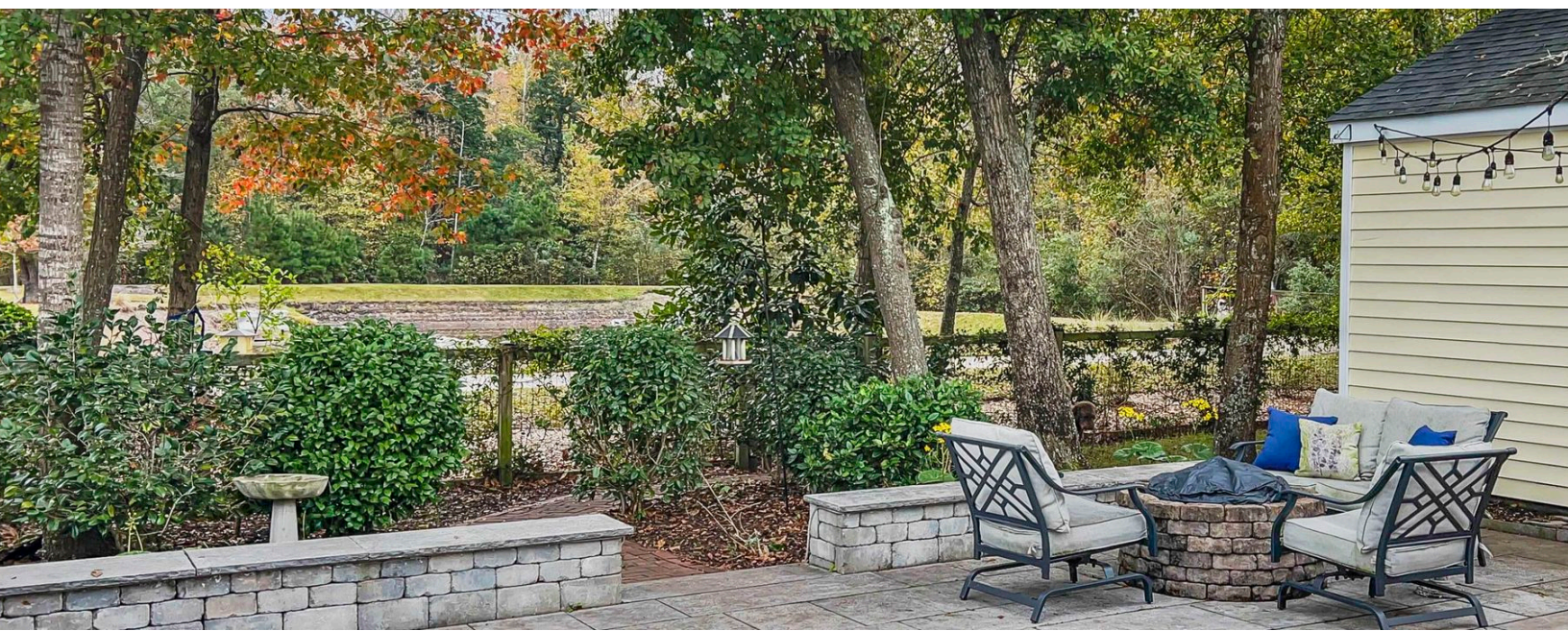
Welcome to this lowcountry cottage on Johns Island, as you step in you will be greeted by the an open floor plan with vaulted ceilings. This 3-bedroom, 2.5-bath home features a first-floor primary bedroom, offering convenience and privacy, with the remaining bedrooms upstairs. Designed for both functionality, the primary bedroom boasts custom closet. Upstairs you'll find 2 bedrooms and a large shared bathroom with two sinks.

REDUCED TO \$525,000

 3 BEDS

 2.5 BATHS

 1815 SQ FT



As great as this house is the backyard is the star of the show. Step outside to a large screened-in porch, an upgraded hardscape patio with a cozy fire pit—a perfect setting for year-round outdoor enjoyment. Positioned on a corner lot, enjoy the added touch of privacy with a relaxing view of the adjacent pond. You will appreciate the nearby walking trails the perfect place for tranquil strolls or a run amidst our natural lowcountry beauty. The detached one-car garage provides parking and additional storage space. Located 20 min from Downtown Charleston and 30 min to the airport, this home offers the perfect balance of a rural setting and accessibility. A \$2100 lender credit is available and will be applied towards the buyer's closing costs and pre-pays if the buyer chooses to use the seller's preferred lender. This credit is in addition to any negotiated seller concessions.



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