

OPEN HOUSE THIS SUNDAY!

“BETTER THAN NEW”
1 YEAR YOUNG NEW HOME CONSTRUCTION.



\$718,000 | 3498 SALTFLAT LANE | MT. PLEASANT SC
“STRATTON BY THE SOUND”

3254 SQ. FEET | LARGE OPEN LIVING SPACE | SUNROOM
STUDY | PLAY AREA (CAN BE CONVERTED) | 4 BR, 3.5 BA



Visit Us Sunday 1 to 4 to see this gorgeous 1 year young home is sited on a private, wooded backdrop, premium lot, and is being sold for LESS than the cost of rebuilding, AND also enjoys additional custom items added after closing. Their relocation is YOUR benefit. This Ashton Woods Blue Heron floor plan is located in the Master planned community "Stratton By the Sound". As you arrive, you immediately note the gorgeous porch with double entry glass door, flanked by two additional wood stained French doors and gas lanterns. Upon entering, the oversized dining room with french doors invites images of fabulous Lowcountry entertaining. The details found in the open Living / Kitchen / Breakfast / and Sunroom combination is simply put; stunning at every glance.

Details and upgrades throughout the home are truly too numerous to list (a comprehensive list is available upon request); but a small sampling of highlights include gorgeous hardwood flooring throughout first floor and staircase, stunning coffered ceilings, impeccable upgraded trim and doors, and a Custom Designer Chefs Kitchen. Flanking the fireplace, French doors lead to the private 4th bedroom (currently used as office) complete with designer wall covering and doors that lead to a screened in porch. Additionally on first floor is a powder room, butlers pantry, and mud room area waiting for your personal plans! Upstairs, the Master Bedroom, custom closet, and bath define luxury. The vast space of the second floor play/bonus room also includes space for workout equipment (This space is often also converted into an additional bedroom if needed). Bedrooms two and three enjoy a private en-suite bath and walk in closet. The laundry room is large and is also located on the second floor. Not to be overlooked; this plan enjoys a raised garage that allows for 4 cars (tandem) with plenty of room left to spare. Not only is the space enormous, but the garage floor coating makes the space truly immaculate. The private setting is hard to beat. Enjoy good lot size and privacy all in one. Stratton by the Sound enjoys views of Dewees Island, Copahee Sound and the Atlantic Ocean. The amenities center with pool, playground and cabana is within quick walking distance; another great feature to this homes location. One of the best "practically" new home values in Mt. Pleasant! At only one year old, enjoy the benefits of new home construction, at a LESS than market price and additional upgrades.



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