



# 1391 Royston Road, Mount Pleasant, 29464, SC

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**Price - \$3,485,000**

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM     |
|----------|-------|------|----------|------------|---------|
| 5        | 4     | 5452 | 0.6300   | 2016       | 84 Days |

## Features

### Exterior

- Balcony
- Lawn Irrigation
- Rain Gutters

### Heating

- Electric
- Heat Pump

### Floors

- Marble
- Stone
- Wood
- Bamboo

### Roof

## Laundry Features

- Washer Hookup
- Laundry Room

## Security Features

- Security System

## Interior Features

- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Elevator
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Central Vacuum
- Eat-in Kitchen
- Entrance Foyer
- Media
- In-Law Floorplan
- Office
- Pantry
- Separate Dining
- Study
- Utility

## Utilities

- Dominion Energy
- Mt. P. W/S Comm

## Fireplace Features

- Gas Connection
- Living Room
- One

## Window Features

- Window Treatments

## Lot Features

- .5 - 1 Acre
- Cul-De-Sac

## Style

- Traditional

## Other

## Community Features

- Trash

- Lake Front
- Ceiling Fan(s)
- Outside Access
- Walk-In Closet(s)

## Description

Nestled on a peninsula in South Mount Pleasant unveils a nature sanctuary within a park-like setting, surrounded by shimmering waters on a private community lake. This German engineered custom home, built in 2016, has been meticulously crafted by its current homeowners to fully capture the awe-inspiring vistas of the 200 feet of lakeshore frontage. Spanning .63 acres, the property boasts over 550 square feet of porches and piazzas, offering not just an beautiful home but a true embodiment of the Lowcountry lifestyle. The exterior walls of this remarkable home's first level are forged from sturdy concrete blocks, fortified with rebar, while the second level showcases Xella/Hubert Aerated Concrete Blocks. The strength of its construction is further highlighted by the robust 2x10 and 2x12 wood joists and rafters. This elevated sanctuary unfolds across two levels, seamlessly linked by a convenient elevator. The Main Level (upper floor) greets you with a striking foyer, graced by natural marble stone flooring, soaring 11-foot ceilings, and shiplap accent walls. However, it is the mesmerizing water views that instantly captivate through three sets of double glass doors and a grand wall of windows, framing the lake's natural artistry. As you venture beyond the foyer into an inviting and bright open floor plan, the dining room awaits, perfectly tailored for both intimate gatherings and grand celebrations. This space flows effortlessly into the living room, where soaring 12-foot ceilings elevate the ambiance, complemented by a floating fireplace adorned with striking stone, creating a harmonious blend of comfort and elegance. The expansive and bright kitchen boasts a generous center island with ample storage, including deep drawers for convenience. The warm maple and cherry custom cabinetry reaches the ceiling, harmonizing beautifully with natural stone countertops and a Carrara marble backsplash. This culinary haven features a stainless steel farmhouse sink, a gas range, a new refrigerator, and a spacious pantry graced with a pocket door and an automated light upon entry. The sumptuous primary suite, a retreat of serenity, showcases large windows and doors framing breathtaking views, soundproof insulated walls, and a generous walk-in closet with pocket doors flanking either side of the bed. The ensuite spa-like oasis features dual vanities, exquisite marble and stone tiling, a free-standing tub, a spacious shower, and a private water closet adorned with a bidet. The Laundry Room features built-in cabinetry, a sink, stone countertops, a folding area, and storage space. There are three additional bedrooms all with large walk-in closets on the main level and two elegant guest baths adorned with marble and stone tiling. The lower level with 1/2" bamboo hardwood floors holds the current In-Law Suite with a private entrance and connects with the upper level, includes a living room, a complete kitchen with granite counter tops, maple cabinetry, a walk-in pantry and French Doors that lead onto the covered patio with views from every window. This space also includes one bedroom, one full bath, a large walk-in closet and the ability to add an additional washer/dryer with connections already in place. The three access points into the In-Law space offers many ways to use this wonderful area. You have the opportunity to close off the space for guests or leave open for entertaining and functionality of the home. A grove of live oaks frame the landscape and water views, dotted by white herons nesting in the trees across the shores. During midday, one is delighted to witness the awe-inspiring pelicans glide gracefully across the water, ever on the hunt for their next meal in the fish-filled lakes. It is truly a marvel to behold nature unfolding right before your eyes, a daily enchantment to experience. Some many wonderful ways to enjoy this backyard oasis such as water activities like kayaking, which are stored close to the lake or perhaps a swimming or take a small boat to fish or fish right from the banks of your own property. Evenings can be equally enchanting, with distant views of moonlit nights, gatherings around the fire pit on the stone patio, or relaxing on the double porch swings on the lower porch, listening to the soothing sounds of the night. This special home is conveniently located just five minutes from Towne Center, ten minutes from Isle of Palms or Sullivan's Island, close to schools and is one of only fifteen homes in this hidden gem of a community in South Mount Pleasant. To

learn more about this special home call to schedule your personal tour today! Additional Features: Security System, Metal Roof, Outdoor Shower, Irrigation, 6-Car Garage, Termite Bond, Conditioned Attic, Open Cell Insulation in Attic, Garage Space is 2252 sf, Epoxy Garage Floor, 220V Outlets in Garage, Stucco over Concrete Block and Aerated Concrete Block, Casement Impact Rated Windows, Storm Shutters for All Doors, 1.25" Subfloor Plywood, Surround Sound Wiring in Living Room, Primary Bedroom and In-Law Suite, and Upgraded Electrical Switches throughout the home.

## SEE THIS PROPERTY



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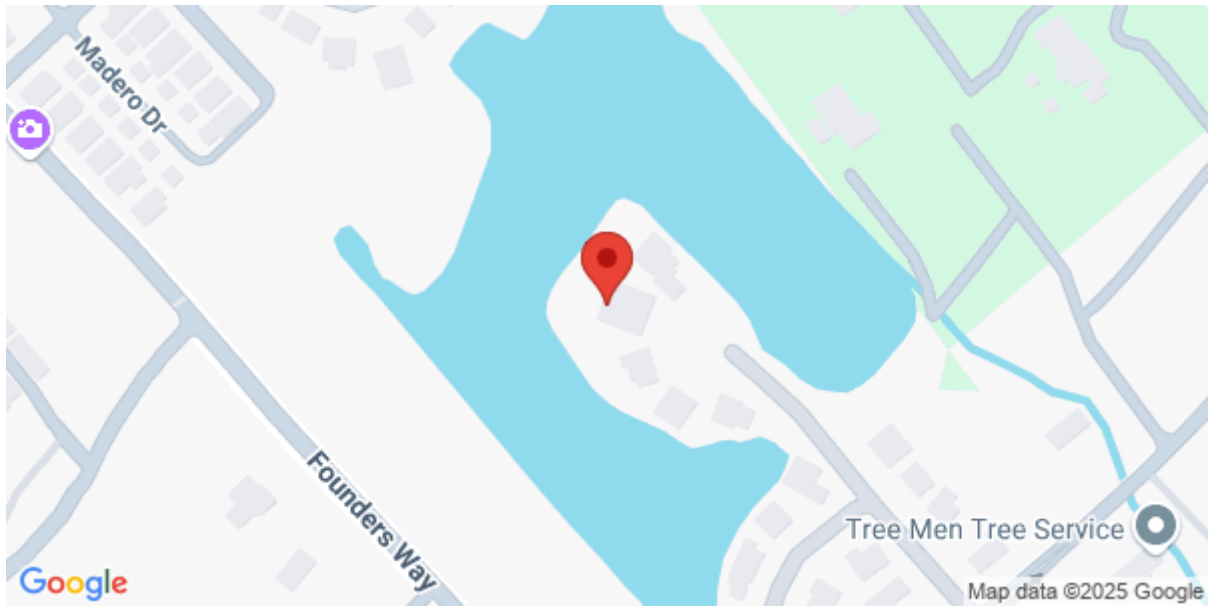
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### Check On Site



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### Location



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