



# 1586 Charming Nancy Road, Charleston, 29412, SC

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**Price - \$1,235,900**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	2	1	2300	0.2100	2023	669 Days

## Features

### Exterior

- Lawn Irrigation

### Cooling

- Central Air

### Floors

- Ceramic Tile
- Wood

### Roof

- Architectural

### Interior Features

- High Ceilings

- Entrance Foyer
- Kitchen Island
- Ceiling - Smooth
- Walk-In Closet(s)
- Living/Dining Combo
- Office
- Pantry
- Loft
- Bonus
- Study

**Fireplace Features**

- Gas Log
- Family Room
- One

**Community Features**

- Park

**Utilities**

- Dominion Energy
- Charleston Water Service

**Style**

- Traditional

**Other**

- Walk-In Closet(s)

## Description

THIS IS THE LAST AVAILABLE ELEVATED HOME IN BENNETTS BLUFF! The AWAKE floorplan is right at 2300 sq feet with 3 BD, 2.5 BA, large loft area, home office, spacious pantry & an elevator shaft to the first floor. The list price includes a \$75,000 DESIGN CREDIT to upgrade your home in the builder's showroom with help from their interior design team. Included structural features are 6" exterior walls, spray foam in the attic & under the home, high-efficiency HVAC, 10' first floor ceilings, 9' second floor ceilings & more. The first floor has an open floorplan that opens to a huge, covered porch that is 23' wide by 11' deep and speaking of porches...the home has double front porches! The primary bedroom is on the main floor & guest rooms & loft area are on the second floor. Call Today!! The FIRST FLOOR features the open living area with gas fireplace, primary bedroom & bathroom with large walk-in closet, foyer area, powder room, elevator shaft to the ground floor, home office, spacious pantry, 7' kitchen island and large sliders to the 23' wide by 11' deep covered porch that will have great views! The SECOND FLOOR features a spacious loft area with access to the upper-level front porch, 2 guest room, guest bathroom and laundry room. All of the rooms will have great views to the marsh, water and wooded areas. The listing price INCLUDES a \$75,000 design credit to be spent in the builder's design showroom. The home will start with our Cypress series of features, and you can upgrade to your liking with the credit. You will receive 5 hours with our interior designer to help with the customization and selections for your home. Additional features of the home include: ENERGY SAVINGS FEATURES: tankless water heater, programmable thermostats, single hung low-E windows, 16 SEER Lennox HVAC with variable speed HOME AUTOMATION SYSTEM: smart hub control panel and App to access remotely, doorbell camera, z-wave light switches, smart door lock KITCHEN FEATURES: The Cypress series starts with quartz countertops, Frigidaire appliances, stained cabinets. Upgrade options include are the Chef's Kitchen with slide-in range & vent hood or the Gourmet kitchen with cooktop, vent hood and wall oven/microwave combo. INTERIOR FEATURES: 10' ceilings on first floor, 9' ceilings on second floor, 8' interior doors on first floor, 6'8" interior doors on second floor, craftsman still trim package. 7" baseboards on first floor, 5" baseboards on the second floor, hardwoods in the living areas & carpet throughout the rest of the home, Delta faucets, lighting from Visual Comfort and more. PRIMARY BEDROOM & BATHROOM: carpet with the option to move to hardwoods, ceramic tile flooring in the bathroom, quartz counters, Delta faucets, walk-in tiled shower with option for frameless glass door and more. GUEST BATHROOMS - tile flooring, quartz counters, Delta faucets EXTERIOR FEATURES: cement fiber siding, trim, fascia & soffit, marsh/wooded lot with great views, 30-year architectural shingles, gorgeous exterior lighting options, garage door openers and keyless entry pad, outside hose bibs, professionally designed landscape plan, elevated foundation

## SEE THIS PROPERTY



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### Check On Site



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### Location



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