



# 1695 Crab Bank Drive, Mount Pleasant, 29466, SC

[https://searchrealestate.co/properties/1695-crab-bank-drive/mount-pleasant/sc/29466/MLS\\_ID\\_24010960](https://searchrealestate.co/properties/1695-crab-bank-drive/mount-pleasant/sc/29466/MLS_ID_24010960)



**Price - \$2,494,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	3	2	4307	0.8500	2024	317 Days

## Features

### Exterior

- Lawn Irrigation

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Roof

- Architectural
- Metal

### Community Features

- Dock Facilities
- Dog Park

- Other
- Park
- Pool
- Tennis Court(s)
- Trash
- Walk/Jog Trails

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Entrance Foyer
- Game
- Living/Dining Combo
- Media
- Pantry
- Utility

### Utilities

- Berkeley Elect Co-Op
- Dominion Energy
- Mt. P. W/S Comm

### Fireplace Features

- Family Room
- Gas Connection
- Gas Log
- Other

### Lot Features

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

### Style

- Contemporary
- Traditional

### Other

### Laundry Features

- Washer Hookup
- Laundry Room

- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Walk-In Closet(s)
- Marshfront

## Description

Closing Incentive for a Limited time on this home Only! The seller is providing a credit equal to 2% of the purchase price, which buyers can apply toward reducing their mortgage interest rate or covering closing costs. Additionally, by financing through our designated preferred lender, if applicable, buyers can receive an extra credit of 0.5% of the loan amount for the same purposes. Don't miss this opportunity to make your dream home more affordable! **NEW CONSTRUCTION Complete and Ready for Move In!** Custom Spec Home by local award winning builder. Huge Marshfront homesite (.85 acres) on cul-de-sac with marsh/privacy in the rear AND on the side. It also has access to the Sawyer's Island private dock amenity. Featuring a tropical, lush marsh view, this elevated custom designed plan with elevator shaft to the main level has been hand-picked for this lot. This home has 4,307 Heated Square Feet, 4 bedrooms, 3 full and 2 half baths, a media room upstairs AND a finished Game Room/Flex room on ground level. The two-story entry foyer is spacious and open. The family room, dining area and kitchen area are wide open featuring wall to wall sliding glass doors which lead to the rear porches and overlook the entire back yard area. The primary suite is conveniently located on the main level with huge walk-in closets. On the top floor are three additional generous bedrooms plus an open media room overlooking the marsh. The bedrooms all have access to the two custom crafted full baths. The lower level is comprised of 3 garage bays, a storage area, and a large finished game room/media area with a dedicated half bath (great for a pool bathroom). This room has direct access to the Loggia/covered patio space and HUGE private backyard with marsh views in the rear and to the side. House is in Flood Zone X. **INCLUDED WITH THIS HOME IS ACCESS TO THE PRIVATE SAWYER'S ISLAND DOCK**, an amenity available to a very small subset of homeowners in Riverside. Pool is shown as an example of what can be built by buyer after closing. Pool not included.

## SEE THIS PROPERTY



### **James Schiller**

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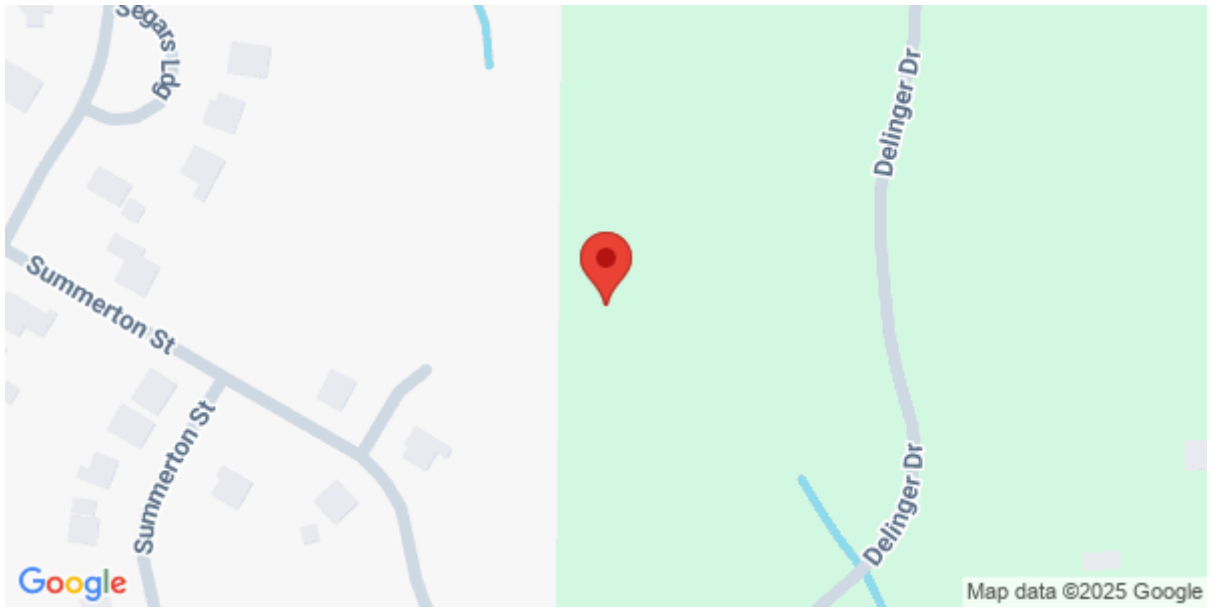
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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