



# 307 Lanyard Street, Johns Island, 29455, SC

[https://searchrealestate.co/properties/307-lanyard-street/johns-island/sc/29455/MLS\\_ID\\_25002388](https://searchrealestate.co/properties/307-lanyard-street/johns-island/sc/29455/MLS_ID_25002388)



**Price - \$412,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	2	1	1809	0.0800	2021	42 Days

## Features

### Exterior

- Balcony
- Rain Gutters

### Cooling

- Central Air

### Heating

- Electric
- Heat Pump

### Floors

- Luxury Vinyl Plank
- Wood

### Roof

- Architectural

### Laundry Features

- Electric Dryer Hookup
- Washer Hookup

## Interior Features

- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Great
- Living/Dining Combo
- Pantry
- Utility

## Community Features

- Lawn Maint Incl
  - Pool
  - Trash
  - Walk/Jog Trails
- Laundry Room

## Utilities

- AT&T
- Berkeley Elect Co-Op
- Charleston Water Service

## Lot Features

- Level
- Wooded

## Other

- Pond Site
- Central
- Ceiling Fan(s)
- Walk-In Closet(s)

## Description

Receive up to \$5,000 in closing costs or lender credit with use of preferred lender! Welcome to Marshview Commons, a thoughtfully designed townhome community offering modern living just 20 minutes from Downtown Charleston, Charleston International Airport, and only 30 minutes to Folly Beach. With easy access to NWS Charleston and the Lowcountry's best attractions, this home offers both convenience and comfort in an unbeatable location. This stunning end-unit townhome, built in 2021 by Ashton Woods, blends contemporary design with quality craftsmanship. The ground level features an expansive two-car garage, deep and wide enough to accommodate multiple vehicles while still providing ample storage. The main living level boasts an open-concept layout, where natural light floods the living room, dining area, and kitchen - one of the many perks of an end unit. A generously sized walk-in pantry, a half bath, and a large storage closet - designed to accommodate a future elevator - add to the functionality of the space. Step onto the screened-in rear deck and take in peaceful pond views, perfect for relaxing or entertaining. Upstairs, the primary suite serves as a private retreat with a spacious walk-in closet, dual vanity en-suite bath, linen closet, water closet, and a beautifully tiled walk-in shower. The third floor also includes two additional bedrooms, a full guest bath, a laundry room, a cozy sitting area, and an additional linen closet. Another storage closet, strategically placed near the primary suite, is elevator-ready should you wish to add one in the future. Residents of Marshview Commons enjoy exclusive access to a private community pool, scenic marsh-front walking and jogging trails, overflow parking, and convenient dog stations. HOA dues cover exterior maintenance/insurance, landscaping, pressure washing, pool upkeep, road and sidewalk maintenance, flood insurance, and more - ensuring a low-maintenance lifestyle in a picturesque setting. Don't miss your opportunity to own this exceptional townhome in one of Charleston's most desirable communities. Schedule your private showing today!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

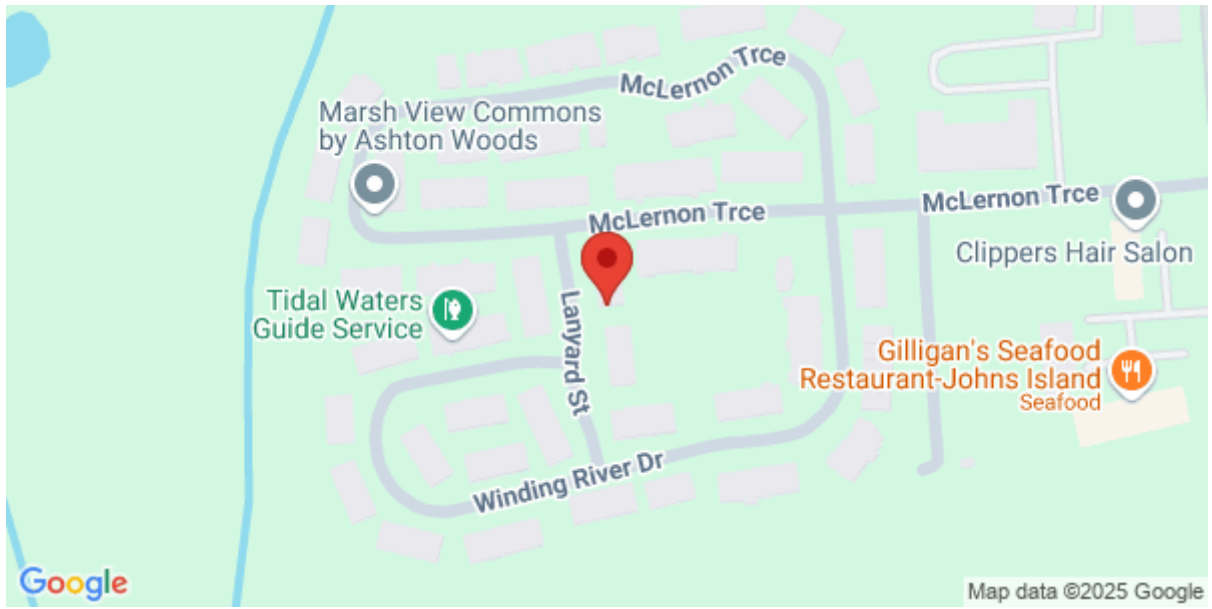
Email: jameseschiller@gmail.com

### **Check On Site**



[https://searchrealestate.co/properties/307-lanyard-street/johns-island/sc/29455/MLS\\_ID\\_25002388](https://searchrealestate.co/properties/307-lanyard-street/johns-island/sc/29455/MLS_ID_25002388)

### **Location**



307 Lanyard Street, Johns Island, 29455, SC