



# 772 Preservation Place, Mount Pleasant, 29464, SC

[https://searchrealestate.co/properties/772-preservation-place/mount-pleasant/sc/29464/MLS\\_ID\\_25008417](https://searchrealestate.co/properties/772-preservation-place/mount-pleasant/sc/29464/MLS_ID_25008417)



**Price - \$1,195,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	2	1	2843	0.1700	1998	29 Days

## Features

### Cooling

- Central Air

### Heating

- Electric
- Heat Pump

### Floors

- Carpet
- Ceramic Tile
- Wood

### Roof

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Community Features

- Dog Park
- Park
- Trash

- Architectural

## Interior Features

- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Formal Living
- Entrance Foyer
- Pantry
- Separate Dining

## Utilities

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

## Fireplace Features

- Gas Log
- Living Room
- One

## Window Features

- Window Treatments - Some

## Lot Features

- 0 - .5 Acre
- Level

## Style

- Traditional

## Other

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

## Description

Situated in the heart of Mt. Pleasant, you'll love this house and charming, quaint little neighborhood. A full-front porch welcomes you...and is a great place to enjoy morning coffee or an afternoon cocktail. Once inside, you'll appreciate the open, well-flowing floor plan. Hardwood floors can be found throughout the 1st floor, along with plantation blinds, recessed-can lighting, and very nice custom trim package...including chair-rail and crown moulding. The eat-in kitchen has solid granite counters with tile backsplash, and upgraded stainless~steel appliances, plenty of cabinet space, & even a wet-bar with a built-in wine rack and custom cabinetry. The spacious great room features a gas-logs fireplace with coffered-ceilings...leading to a large separate dining area that is perfect forentertaining and larger gatherings. There's also a nice formal living room that can also serve as an office. Upstairs you'll find the roomy master suite...with tray-ceiling, and a large walk-in closet with custom shelving and a sliding barn-door entry. The recently updated master-bath has lots of natural light, and features his & hers dual vanities, a frameless glass shower, and an over-sized garden soaking tub. Two additional bedrooms upstairs are serviced by the second full bathroom. This home also features a true "Bonus" room over the garage. Accessible by it's own set of stairs off of the kitchen, this room could be used in a variety of ways. Playroom, media-room, home gym, office, or a 4th bedroom. It is plenty large enough to add a bathroom to convert the space into a teen-suite, guest-suite, or mother-in-law's quarters. The 2-car garage is spacious, and has professional-grade cabinetry and tool organization. Out back, you will enjoy the newly upgraded deck overlooking the privacy-fenced backyard with mature landscaping and a patio area that is perfect for a fire-pit on cool evenings. The seller has gone through the expense of updating/upgrading most of the "big ticket" items...including a new roof ('23), new HVAC units & ductwork ('24), a new water heater ('23), replaced both garage doors ('25), and crawl-space encapsulation ('22). If schools are important, you'd be hard pressed to do any better than the trio of James B. Edwards Elementary, Moultrie Middle, and Lucy Beckham High School. In addition to all of this, you'll enjoy a superior quality of life due to the central and ultra-convenient location of Hamlet Square...just minutes from the historical splendors of Downtown Charleston, and the fantastic beaches of Sullivan's Island & Isle of Palms. Homes in Hamlet Square do not change hands very often. Come see why!

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

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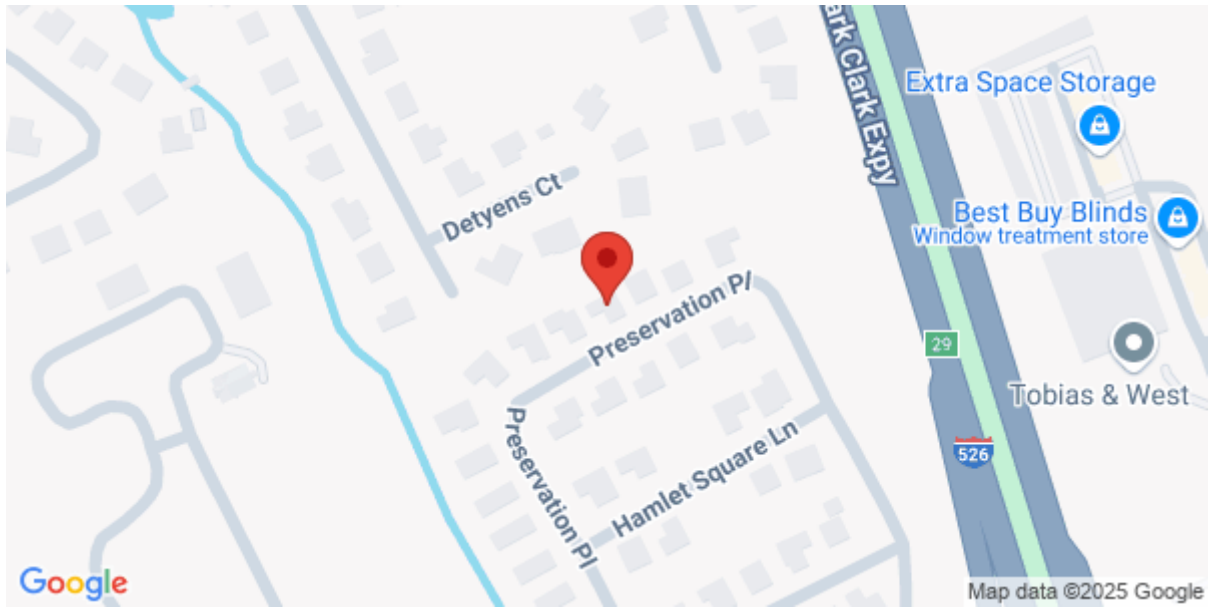
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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