

# Summerville Beauty On Cul-de-Sac!

## 111 Proprietors Court



**Newington Plantation**  
**MLS# 1406681 ~ \$307,000**  
**4 Bedrooms / 2½ Bathrooms / 3,267 Sq Ft**

This custom all-brick house is on a cul-de-sac in Newington Plantation, a great family subdivision with sidewalks, located in Dorchester District 2 Schools. Home has a roomy 3,267 sq ft. Four large BRs upstairs w/ large finished room over the garage (FROG) for a playroom/study/living area. HUGE MBR w/2 closets. MBA has whirlpool tub, separate shower and dual vanity. MBA wallpaper will be removed and room painted. Guest bath is also huge w/ dual vanity. All BRs/kitchen/family room have ceiling fans. Large sunken family room (400 sq ft) with brick fireplace (vented) w/gas log and four surround-sound speakers. LR, DR and HUGE upgraded kitchen w/eat-in area with bay window. Kitchen has been renovated w/ granite counters and backlit beveled glass cabinets. Kitchen has pantry and all stainless kitchen appliances with large side-by-side refrigerator, built-in microwave, dishwasher, and electric oven. New ceramic tile flooring will be installed soon in the kitchen! Hardwood floors in foyer, LR and DR. Family room and all of upstairs (except baths) and FROG are carpeted. Large laundry room/mud room downstairs off the eat-in kitchen closed off by a 'pocket' door. Deck is two-level, 32x18. Wraparound front porch 45x6; leaded glass custom front door. Home has one Florida-style water-cooled heating/ac systems for lower utility bills. 80 gal water tank in garage with a smaller aux tank in attic for quick hot water upstairs. The roof was replaced 7 years ago. One HVAC unit has just been replaced and the other is 12 years old. Large back yard w/privacy fence and plenty of shade trees. ADT security system installed. Nice neighborhood pool w/ competitive swim team. This home's selling point is its beauty, location (back of cul-de-sac), huge rooms, renovated kitchen, and energy efficiency.



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