

Daniel Island Beauty Just Reduced \$10k!



Open House Sunday 1-4
Light Refreshments Served



1122 Barfield St ~ Barfield Park ~ MLS# 1319197 ~ \$585,000

Lovely four bedroom three and a half bath island home located on a serene tree lined street along the Lowcountry marsh. Enjoy all of the conveniences of Daniel Island with this great location close to parks, walking and bike trails, and within walking distance to downtown Daniel Island, which offers a variety of businesses, shops and restaurants. Majestic marsh views from the large wrap around front porch. Inside, the foyer opens to a formal living and dining room that is separated by beautiful columns and features a tray ceiling. The spacious open family room features a fireplace with gas logs, built-ins, surround sound and large windows overlooking one of Daniel Island's largest yards in this price range. The large kitchen features 42" cabinets, Silestone countertops (which was recently rated #1 countertop by Consumer Reports and is considered an upgrade from granite), tile backsplash, a raised bar-top, an office nook, and an adjoining breakfast area for informal dining. Off the breakfast area is a rear screened porch that opens out to a patio and picturesque backyard surrounded by a charming white picket fence. There is a 8x16 built-in shop with lots of storage adjacent to the attached two car garage that features overhead storage. Upstairs, the owner's suite offers a large walk-in closet and an exquisite bath with an oversized garden tub, a separate shower, a double sink vanity and ceramic tile flooring. There is a large bonus/media room with custom built-ins and an adjacent room that could be used as a gym or study. The second floor also consists of three additional bedrooms; one of which has a private full bath and would be perfect for overnight guests. Other features include upgraded crown moulding throughout the home, newer wood flooring in the family room, upgraded structural wiring, lawn irrigation, Hardiplank siding that was repainted in 2007 with TEX-COTE which is 10x thicker on avg then ordinary paint & reduces a home's cooling costs by as much as 21.9%. Comes with a lifetime guarantee, newer windows and screens. Current owners have taken great care of the home and it is a must see! Daniel Island Club membership available. Buyer pays a one time neighborhood enhancement fee of .5% x sales price to Daniel Island Community Fund at closing. Daniel Island resale addendum will be required on offer to purchase.



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