

JAMES ISLAND OPEN HOUSE



**Open House
Sun 3/3 ~ 1-3p**



1207 Hepburn St :: Westfield Place :: Charleston :: MLS# 1227829 :: \$417,750

MOTIVATED SELLER AND IS OFFERING CLOSING COST ASSISTANCE! As you enter this charming, well cared for home, you will immediately notice the strong attention to detail that creates an ambiance of casual elegance in this Charleston Single-style beauty. Gleaming hardwood floors throughout the entire first floor, 9' smooth ceilings, detailed moldings and a handsome custom built 9'x15' bookcase with flanking pilasters, located in the formal living room, are just a few of these beautiful upgrades that grace this wonderful home. The gourmet kitchen boasts stunning granite countertops and expansive breakfast bar, spacious 42" maple cabinets, stainless steel GE appliances and a breakfast nook with bay window overlooking the private fenced back yard. The adjoining family room with large fireplace, formal dining and living rooms and powder room complete the first level. The large master suite is located on the second floor, featuring a master bath, complete with large, separate shower, dual vanities, oversized linen closet and relaxing garden tub. A private sitting porch, where you can enjoy your morning cup of coffee or evening glass of wine, and a nicely sized walk-in closet are an integral part of this master ensemble as well. Two additional bedrooms with adjoining Jack & Jill bathroom, laundry and an extra linen closet, along with an upgraded, neutral colored Frieze wall-to-wall carpet throughout, are also on the second level. There is plenty of room for your boat in your oversized detached 2-car garage. And, an energy saving Rinnai tankless water heater, lawn irrigation system, large attic for extra storage needs, as well as a neighborhood park with gazebo and pond with water fountain are additional features that you will enjoy as a member of Westfield Place - one of the newest neighborhoods on James Island. Conveniently located 5 minutes from Folly Beach and 10 minutes to fabulous downtown historic Charleston, Westfield Place combines the classic charm resembling homes of yesteryear, while offering all of the modern conveniences that you will enjoy for many years to come!

Schedule your showing today - you don't want to miss this one!



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