

171 Civitas - I'On - Mount Pleasant

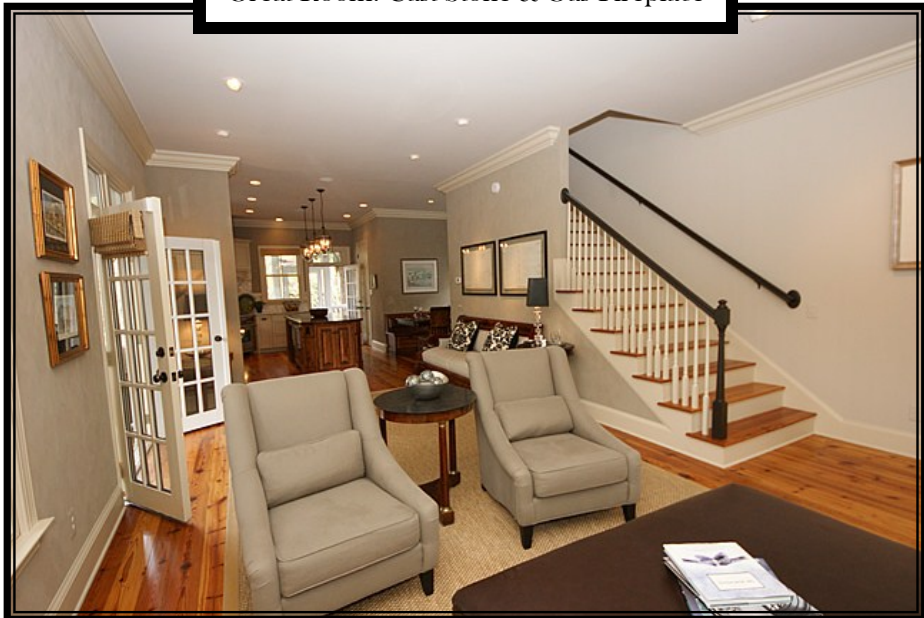
MLS# 1223983 - \$735,000

3 Bedrooms 3 1/2 Baths

2501 Sq Ft



Great Room: Cast Stone & Gas Fireplace



Kitchen: Wolf & Sub Zero



Alder Island: Built-in Banquet Seats 8



\$160,000 in Updates

Charleston single with charm, curb appeal, and many beautiful details including a **solid mahogany front door, 9" crown molding, heavy base molding, custom window treatments heart pine wood flooring, landscaped gardens, interior 8' solid doors**

The 1ST FLOOR features a **separate** entrance, media room, 2nd kitchen and the 3rd en suite bedroom.

The 2nd FLOOR Great Room with cast stone and gas fireplace opens to the custom kitchen with Wolf range and Sub-zero appliances; cream glazed and painted cabinets, granite counter tops, a dark Knotty Alder wood island and a custom wood banquet table that opens to seat 8. French doors open from the family room to one porch running the length of the house for great outside living and a second screened porch off the kitchen for grilling and outdoor dining. The flow of the rooms and wide access to both porches support large group gatherings with ease. The half bath and laundry area are off the kitchen.

The 3rd FLOOR master bedroom affords the owners access to two separate porches via French doors. The screened rear porch provides views of the Rookery, The master has a large shower, and separate sinks with granite counter top and a walk-in closet.



2nd Floor Piazza



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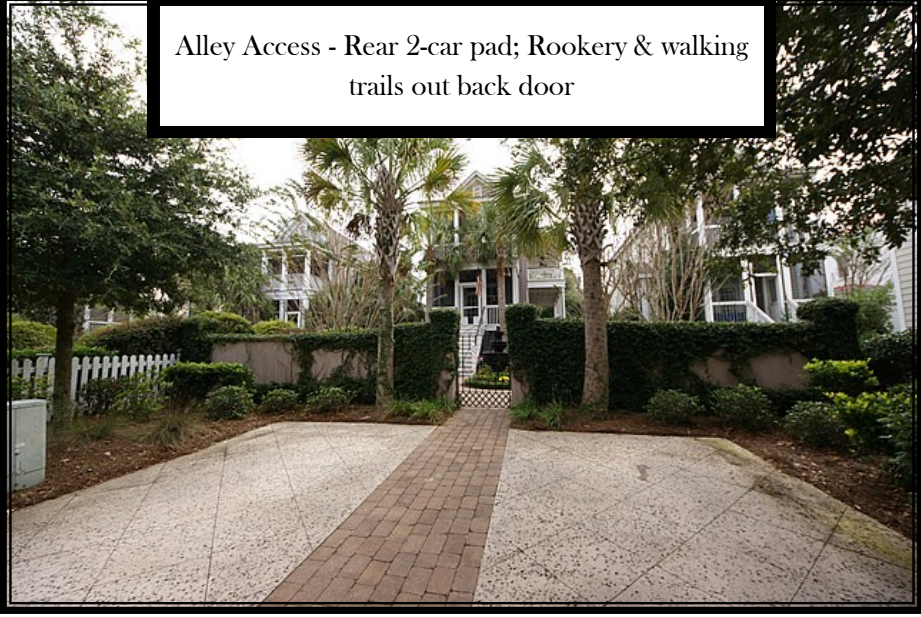
Media Room & 2nd Kitchen
Separate Entrance



Master BR: Two Porches via French
Doors; Large Shower, 2 Sinks, Granite
Counters; Walk-in Closet

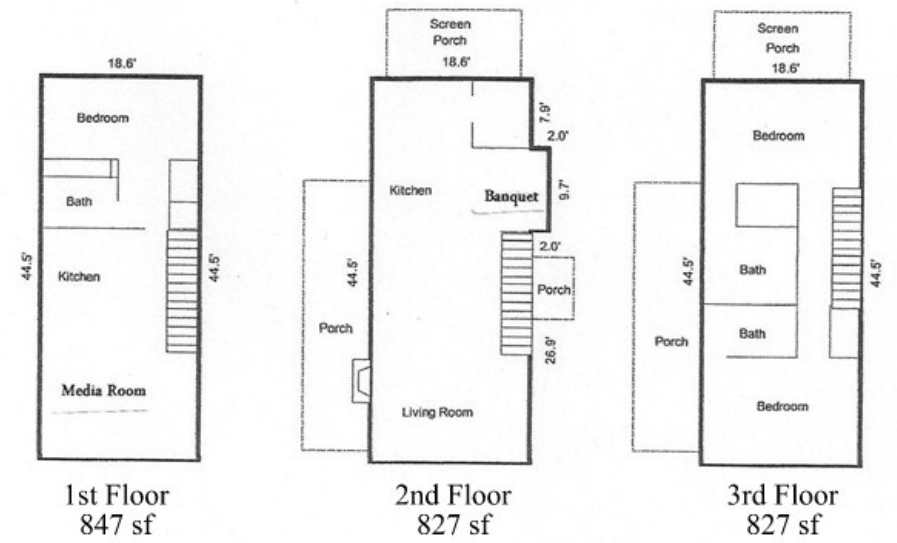


Fountain & Iron Gates



Alley Access - Rear 2-car pad; Rookery & walking
trails out back door

A few steps take you to walking trails and the Rookery Bird Sanctuary. A block away one finds the I'on Club with tennis courts, swimming pool, and work out area. Membership is available but not required. The highly ranked Montessori and Porter Gaude O'Quinn schools are within walking distance.



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