

# 3 BEDROOM, 2 BATH TOWNHOME NOW \$404,900!

2204 Kings Gate Lane, Mount Pleasant, SC 29466



Offered at \$404,900

Welcome home to this well-maintained 3BR/2BA duplex townhome in the desirable Dunes West community of Mount Pleasant. This inviting floorplan features a main-level primary bedroom and full adjoining bathroom; spacious family room and a spacious kitchen with stainless steel appliances, 2 pantries, abundant cabinet storage, eat-in breakfast area, laundry, and direct access to the screened porch, which has a storage closet, and overlooks a wooded and private backyard. The two upstairs bedrooms include walk-in closets and ceiling fans. Updates include Roof 2019, gutters 2023, HVAC 2021, tankless water heater 2021, LVP flooring downstairs 2021, and stainless appliances 2021. The large driveway offers ample off-street parking. Yard maintenance, in the form of mowing and edging, is included in the HOA/Regime. An optional membership is available to Dunes West Golf and River Club featuring golf, pools, tennis, fitness center, and clubhouse. Conveniently located near Highway 41, shopping, dining, Mount Pleasant schools, and medical with low HOA fees - ideal as a primary residence, second home, or investment property.



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