

**Seller Financing or  
Lease Purchase  
considered!!!**



# **2978 Pignatelli Crescent Dunes West ~ Mt Pleasant MLS# 1302884 ~ \$859,900**

**WELCOME TO LOW COUNTRY LIVING AT ITS FINEST!!** The owners have just received their dock permit, and it is good for 5 years!! Enjoy your short walk to Wagner Creek on your 4" x 127" pier. Permit is for a 10x12 pierhead and a 10x16 boat lift. The views from your dock would be tranquil and serene as there are no other docks in your view, just a natural tree buffer across the water that can never be built on, providing complete privacy. This private water, marsh and wildlife view is unique for Dunes West waterfront and makes this property a Must See!! Did I mention the AMAZING home, it is just gorgeous. When you step inside the warm Brazilian Cherry Floors and the Two Story foyer and family room are so inviting! So much light illuminates this home and every window has views of your private yard and the beautiful marsh. This home not only features a gorgeous dining room and cozy private office in the front of the house, but also 2 oversized family rooms each with their own fireplace. Plenty of room for entertaining. **AND CHECK OUT THIS OPEN KITCHEN!** This beautifully upgraded kitchen features glass cabinets, quartz counters tops, and a huge center island with plenty of seating for four. This home also features the master bedroom on the main floor with built-in cabinets, private views, plenty of room for a sitting area and separate walk-in his and her closets. As you venture upstairs you will be pleasantly surprised to find 3 additional bedrooms and a large media/play room. Each bedroom has large oversized closets, one bedroom has a private bath and the other two bedrooms share a huge jack & jill set up, each with their own private vanity areas. Once you step outside you will find peace and tranquility on your private 1.05 acre waterfront lot! Enjoy your gorgeous views on your huge screened in porch, perfect for outdoor entertaining with its own skylights and beautifully tiled floor and enough room for eating and lounging. It just doesn't get any better than this!



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