

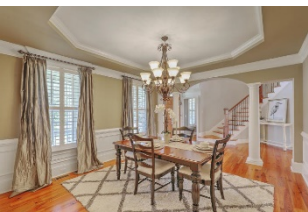
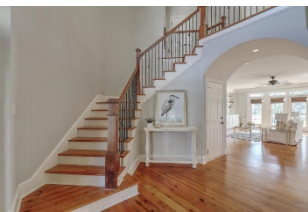
# Open House

## Saturday, Sept 2<sup>nd</sup> from 2-4



### 3141 Sand Marsh Lane

Hamlin Plantation ~ Mount Pleasant ~ MLS# 17023424 ~ \$899,999



Spacious lot with Water-Views on 2 Sides of this elevated, custom home built in 2014. You'll be greeted by warm ocean breezes from the Hamlin Sound in a house built for entertaining with every upgrade while enjoying the executive southern lifestyle. The home boasts wall to wall hardwood floors, open concept layout, expansive windows & French doors with views of wrap around tidal pond for added privacy. The two-story foyer greets you on the way to your open concept kitchen with double ovens, SS appliances, center granite island, and farmer sink. The home has two master suites and an elevator shaft for added flexibility. Hamlin Plantation includes award winning amenities and top-rated schools including the #1 STEM school in the nation.

#### Additional features include:

- ❖ Fenced in backyard
- ❖ Screened in porch and deck
- ❖ Columns in Dining Room
- ❖ Gas Lanterns
- ❖ Fireplace & built ins in Family Room
- ❖ Wrought Iron railing on staircase
- ❖ Crown molding throughout
- ❖ Wainscoting in Formal Dining Room
- ❖ Built in Wine Cooler
- ❖ Plantation shutters & Roman shades
- ❖ Professional landscape uplighting
- ❖ Amenities including Jr. Olympic size pool, Tennis courts, Fitness center, Basketball & Volleyball Courts, Walking & Bike Trails

