

DUNES WEST OPEN HOUSE | JUNE 26TH 12-3

PROSECCO AND PETIT FOURS AND BURTON'S GIFT CARD DRAWING

3331 COTTONFIELD DRIVE | MOUNT PLEASANT, SC 29466

MLS# 25014484 | \$1,885,000



WELCOME HOME TO MOUNT PLEASANT'S PRESTIGIOUS GATED COMMUNITY OF DUNES WEST. THIS CUSTOM-BUILT WATERFRONT HOME OFFERS 4,343 SQUARE FEET OF REFINED LIVING SPACE, THOUGHTFULLY SET BACK FROM THE STREET FOR ENHANCED PRIVACY AND PANORAMIC VIEWS. ENJOY DIRECT CREEK ACCESS FROM YOUR PRIVATE DOCK, COMPLETE WITH A 7,000-POUND BOAT LIFT AND FLOATING DOCK—IDEAL FOR BOATING, FISHING, OR SIMPLY SOAKING IN THE SERENE LOWCOUNTRY LIFESTYLE. THE MAIN LEVEL BOASTS FORMAL LIVING AND DINING ROOMS, A SPACIOUS FAMILY ROOM, AND A SUN-DRENCHED SUNROOM WITH MARSH AND CREEK VIEWS. INTRICATE MOLDING AND TRIM WORK HIGHLIGHT THE SOARING CEILINGS AND FLOOD THE HOME WITH NATURAL LIGHT. THE KITCHEN IS FUNCTIONAL AND INVITING, FEATURING A BREAKFAST BAR, AND A CASUAL DINING AREA OVERLOOKING THE DECK. A WELL-APPOINTED LAUNDRY ROOM WITH CABINETRY, A SINK, PLUS A WALK-IN PANTRY ADDS CONVENIENCE. A VERSATILE EXTRA ROOM CAN BE A HOME OFFICE, GYM, OR HOBBY SPACE.

THE FIRST-FLOOR PRIMARY SUITE HAS WATER VIEWS, A GENEROUS WALK-IN CLOSET, AND A LARGE BATH WITH A DOUBLE VANITY, A JETTED SOAKING TUB, A SEPARATE SHOWER, AND A PRIVATE WATER CLOSET.

UPSTAIRS, YOU WILL FIND THREE ADDITIONAL BEDROOMS AND TWO FULL BATHS. TWO BEDROOMS SHARE A JACK-AND-JILL BATH, WHILE THE THIRD IS EN-SUITE. A LARGE FLEX ROOM WITH DOUBLE DOORS OFFERS STUNNING VIEWS OF TOOMER CREEK PERFECT FOR A MEDIA ROOM, PLAYROOM, OR SECOND OFFICE. A SPACIOUS WALK-IN ATTIC PROVIDES AMPLE STORAGE OR POTENTIAL FOR FUTURE EXPANSION.

DUNES WEST OFFERS AN EXCEPTIONAL LIFESTYLE WITH TREE-LINED WALKING AND JOGGING TRAILS, A PLAY PARK, A BOAT LAUNCH, AND COMMUNITY DOCKS. OPTIONAL MEMBERSHIP TO THE DUNES WEST GOLF AND RACQUET CLUB INCLUDES ACCESS TO AN ARTHUR HILLS-DESIGNED 18-HOLE GOLF COURSE, THREE POOLS, TENNIS COURTS, A FITNESS CENTER, AND MORE.



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REALTY

