



What a difference a dock makes!

If you've shown this beautiful property in the past, you must see it again with the new dock including water, lighting, benches, and a 9,000 lb. boat lift ready for your buyers.

No increase in List Price! A \$5,000 Agent Bonus!



**4004 Gift Blvd.
Gift Plantation on Johns Island
MLS #1217173**

Wrap a bow around this waterfront property for your buyers who desire breathtaking vistas and crimson sunsets, close proximity to downtown, airport, and beaches and a high quality home which reflects professional design skills and thorough planning. This beauty sits on a 1.36 acre peninsula shaped lot providing privacy for the owners yet the benefits of a very social neighborhood.



- 3,996 sq. ft. of lowcountry living with additional 800 sq. ft. in lower level
- 4 bedrooms / 5.5 baths....ALL bedrooms have access to porches and VIEWS too
- Great room, family room/den/study, plus a third sitting area for guests or family
- A kitchen to "wow" your buyers with extra features and high-end appliances to impress
- Master retreat and bath your buyers will love....including its own fireplace
- Lower level has 2+ car garage, fabulous workshop, full bath, and extra wash-up area, 400 amp service
- Elevator to all levels, unique ceiling and trim architecture, 3 gas fireplaces, central vac, speakers in and out
- Well for lawn irrigation, exterior lighting on trees, walkways and landscaping
- Whole house 46KW generator, extra storage spaces accessed from yard, security system, one-year home warranty
- Neighborhood pool, tennis courts, community dock and walking trails plus Limehouse Landing nearby

THIS IS A *MUST SEE* TO TRULY APPRECIATE THE UNIQUE BEAUTY OF THIS PROPERTY!