

5035 Barrier Island

Jumping Fish, Flying Birds, Tasty Shrimp and Shining Stars!



HOUSE FEATURES:

- Private waterfront boat dock:
 - 10' X 10' pier-head
 - 10' x 10' floating dock
 - Hi-Tide 5,000 lb. electric chain drive boatlift
- 6" in creek at low tide (owner)
- Engineered concrete sea wall
- In-ground 15,000 gallon pool
- Aluminum fence around pool
- Deck areas:
 - Adjacent to M. Bedroom
 - Adjacent to Family room/office
 - Pool deck
- Family room open to kitchen and breakfast area
- Exceptional view from loft
- Solid oak hardwood floors throughout first floor
- Exercise room with view of marsh
- 3 bay garage holding 4 cars with electrical receptacles. Currently one space used by boat.
- Underground dog fence
- Irrigation system w/ underground well
- 6" seamless gutters installed around entire roof line
- 30 year architectural fiberglass asphalt shingle
- Sontirol security system
- Central vacuum system
- In-house speaker system

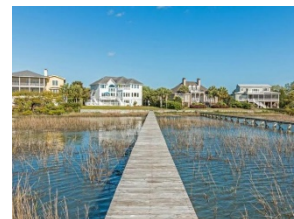
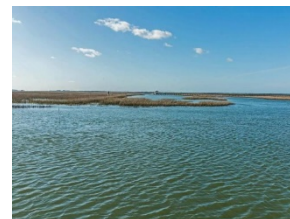
- Thermador SS Gas cooktop
- Thermador SS Double electric ovens
- GE SS Microwave
- GE SS side by side refrigerator
- Frigidaire SS dishwasher
- Pella E glass double pane thermal windows
- Air conditioned attic storage room
- Air conditioned workshop
- Gas fireplace
- Gas tank-less hot water

LOCATION FEATURES:

- Private, gated neighborhood
- Near Charles Pinckney Elementary, Cario Middle School and Wando High Schools
- Near Roper St. Francis Hospital and Mount Pleasant Regional Airport
- One of few waterfront lots in Mt. Pleasant with private dock leading to Intracoastal Waterway

HOA

- Charleston National subdivision \$394/year
- Victory Pointe subsection \$693/year
- Charleston National Country Club \$43.50/mo. for neighborhood tennis and pool. Social and golf club membership available as well as pay to play golf.



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