

# 5035 Barrier Island

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

## **HOUSE FEATURES:**

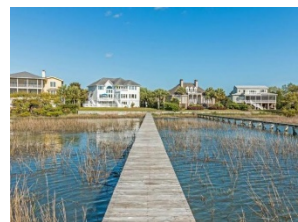
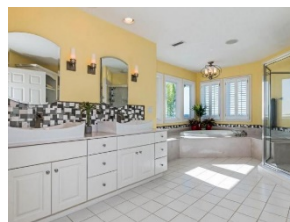
- Private waterfront boat dock:
  - 10' X 10' pier-head
  - 10' x 10' floating dock
  - Hi-Tide 5,000 lb. electric chain drive boatlift
- 3" in creek at low tide (owner)
- Engineered concrete sea wall
- In-ground 15,000 gallon pool
- Aluminum fence around pool
- Deck areas:
  - Adjacent to M. Bedroom
  - 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
- Air conditioned attic cedar storage room
- Air conditioned workshop
- 3 bay garage holding 4 cars with electrical receptacles. Currently one space used for boat.
- Underground dog fence
- Pella E glass double pane thermal windows
- Irrigation system w/ underground well
- 6" seamless gutters installed around entire roof line
- 30 year architectural fiberglass asphalt shingle
- Sontrol security system
- Central vacuum system
- Gas fireplace
- Gas tank-less hot water
- 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
- Whirlpool Deluxe washer & gas dryer

## **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 deep water lots in Mt. Pleasant with private dock leading to the Intracoastal Waterway

## **HOA:**

- Charleston National subdivision \$394/year
- Victory Pointe subsection \$693/year
- Charleston National Country Club 443.50/mo. for neighborhood tennis and pool



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