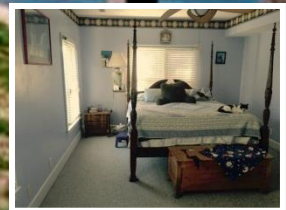
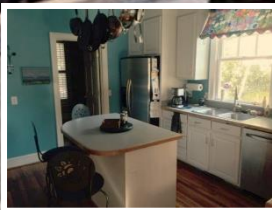
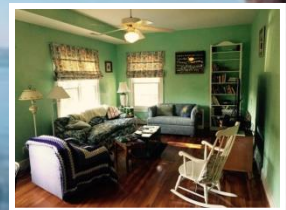
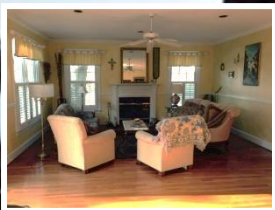


# Agent Open House ~ Thursday from 10am-12pm



**517 ROYALL AVENUE**  
**OLD VILLAGE ~ MOUNT PLEASANT**  
**MLS# 15003446 ~ \$949,000**

Great home in the middle of Old Village of Mount Pleasant, within walking/biking distance to all of the Old Village amenities: Shem Creek, Alhambra Park, Old Mount Pleasant Bridge, Mount Pleasant Academy.

This wonderful, traditional floor plan, hidden by the majestic oak tree in the front is a custom built home by a well known local builder Pat Idlerton. Home has a southern light exposure, just perfect for the in-ground POOL and living area.

Some of the many updates include new metal roof, new windows, exterior stairs, foam insulation in the attic & HVAC. The 3rd floor, heated and cooled, is a "work in" progress with lots of potential for expansion adding about 1,000 sq. ft. FLOOD ZONE X = flood insurance not mandatory and optional.

*One year home warranty! Lots in the area sell for \$500K*



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