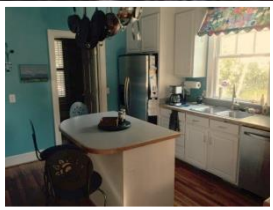
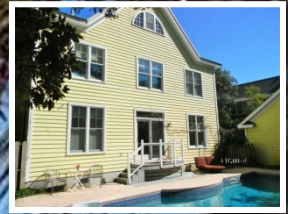


\$40,000 Price Reduction + \$3,000 Agent Bonus Offer*



**517 ROYALL AVENUE
OLD VILLAGE ~ MOUNT PLEASANT
MLS# 15003446 ~ \$899,000
3,539 SQUARE FEET!**

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 trees 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.

Detached garage-potential for mother-in-law suite. FLOOD ZONE X = flood insurance not mandatory. One year home warranty! Lots in the area sell for \$500K

***\$3,000 AGENT BONUS WITH A CLOSING BY JULY 31st!**



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