

801 Lachicotte Creek Drive, Charleston, SC 25020671 Residential LP:\$675,000
29492 Active

Sub-Type: Single Family **Primary** 2,172 **Src:**
 Detached **Structure** Builder/Owner;
Area: 78 - **Apx SqFt:** Tax Records
 Wando/Cainhoy **Tax Map #:** 2671504032
County: Berkeley **Year Built:** 2021
Tax District: 11 - City of **Zip Code:** 29492
 Charleston **Acreage:** 0.11
Bedrooms: 3 **Possession:** Negotiable
Primary No **New** Pre-Owned
Bedroom – **Owned:**
Main Level: **Legal** LOT
Baths - Total: 2.5 **Description:** 92MARSHES @
Baths - Full: 2 COOPER
Baths - Half: 1 RIVERPH 2
Stories: 2
Stories/Levels: 2 Stories
Subdivision: The Marshes at
 Cooper River
Elementary Philip Simmons
School:
Middle School: Philip Simmons
High School: Philip Simmons



Style: Traditional	Fireplace:	Special:
Roof: Asphalt Shingle	Foundation: Slab	Floors: Carpet; Ceramic Tile;
Cooling: Central Air; Electric; Natural Gas	Heat: Central; Forced Air; Natural Gas	Utility Suppliers: Charleston Water Service; Dominion Energy
Garage/Parking: 2 Car Garage; Detached	Reserve Amount:	SqFt Source: Builder/Owner; Tax Records
Auction:	Exterior: Vinyl Siding	Primary Structure List Price/SqFt: 310.77
Lot Description: Corner Lot		Primary Bedroom: Ceiling Fan; Garden Tub/Shower; Upstairs; Walk-In Closets

Rooms: Breakfast Room; Family; Foyer; Laundry; Separate Dining

Misc Interior: Ceiling - Smooth; Ceiling - Tray; Ceilings - 9'+; Garden Tub/Shower; Kitchen Island; Walk-In Closets; Window Treatments - Some

Misc Exterior: Lawn Irrigation; Porch - Front Porch; Rain Gutters; Thermal Windows/Doors

Attic Features: Access

Water/Sewer: Public Sewer; Public Water

Amenities: Dog Park; Park; Trash

Equipment/Appliances: Built-In Gas Oven; Ceiling Fan; Dishwasher; Disposal; Garage Door Opener; Gas Cooktop; Microwave; Washer Hookup

Green Features: Energy Star Appliance; Energy Star Central Heat/Air; Energy Star Roofing; Energy Star Windows; HERS Rated; Tankless Water Heater

Directions: 526 W to Exit 23 Clements Ferry RD North.. Follow Clements Ferry RD for 1.7 miles. Turn left into The Marshes at Cooper River.

Showing Instructions:

Remarks: Facing a greenery park, this 3BR, 2.5 bath home has many upgrades. There is a comfortable living room, and a flex

room that is ideal for a dining room, office, or playroom. The open plan is bright and airy due to the abundance of windows allowing natural light inside. The gourmet kitchen boasts of upgraded cabinets with granite countertops and light fixtures. There is a walk in pantry plus a butlers pantry. An oversized island with barstools makes it perfect for gatherings. Other amenities include a 2 car detached garage with a mini split HVAC, finished drywall, insulation, and 240V electrical outlets. A level 2 EV charger will convey to the buyer. Enjoy the neighborhood park complete with a fire pit, out door lighting, and comfortable chairs that overlook the river.

Taxes: 3,487.37	HOA Fee: Yes \$215 Quarterly	Proposed Financing: Any	Potential Short Sale: No
		Assessment Ratio: .04 Res of Owner to 5 Ac	Special Assessment: No

List Office: 1401 Carolina One Real Estate
Seller Concessions Negotiable Y/N: Yes



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Supplement for MLS # 25020671

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29492**

\$675,000

If you want comfort and convenience, this is the home for you.
Please take a look at the photos.