

WESCOTT PLANTATION ~ 9635 S. Carousel Circle

4 Bedrooms & 2 1/2 Bathrooms +
Loft

Approx. 2873 Sq. Ft.

Year Built: 2005

MLS # 17027584

\$265,0000

BEST VALUE in WESCOTT PLANTATION with AMENITIES

BUYER INCENTIVE:

~ Lender credit up to \$1,400 will
be paid by Carolina One
Mortgage at closing. ~
Please call
Randy Ratchford,
Carolina One Mortgage,
[864-414-8444](tel:864-414-8444),
for more information.



**Seller is offering a \$5000 Cosmetic Update
Credit at Closing with an acceptable offer.**

Annual HOA: \$395

Annual Homeowner's: \$950.00

Annual Flood Ins.: *Not Required*

Flood Zone X = Minimal

Annual Property Taxes: \$2,283.08

(Taxes at 4% with Homestead exemption)

HOA Transfer Fee is \$275.00

To CMG Charleston (Buyer Paid)

- ◆ Large, Yard fully fenced on Pond ~ Great for children and pets!
- ◆ Summer of 2016 ~ Gas Tankless Rinnai Water Heater installed
- ◆ 1st Floor Master Suite with Soaking Tub, Separate Shower, Dual Sink vanity and Walk-in Closet
- ◆ Open Floor plan with kitchen overlooking Family Room with Vaulted Ceiling and Gas Fireplace.
- ◆ 3 Bedrooms, Full Bath and Huge Loft on the second floor.
- ◆ Dorchester District II Schools & Neighborhood Amenities including neighborhood pool, play park & walk/jog paths.



Molly Ramey, Realtor®

Certified Residential Specialist, CRS

East Cooper Top Producer

843.224.6294 mramey@carolinaoneplus.com



Carolina One
Real Estate

2713 Highway 17N

Mt Pleasant, SC 29466