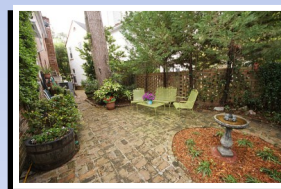
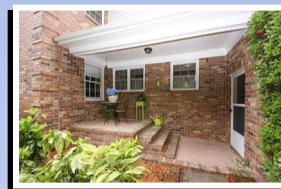




1067 Loyalist Ln ~ MLS# 1108305

Snee Farm ~ Mount Pleasant, SC 29464



\$299,000 ~ 2 Bed/2.5 Bath ~ 1,919 sf

The beautiful brick home in the New Charlestowne section of Snee Farm overlooks a park filled with azaleas and other blooming trees. As you enter the foyer, the intimate dining room is to the right. There is a built-in cabinet for showing your finest china. The large open kitchen is around the corner with windows on both sides of the room. How wonderful to look out at the park as you prepare meals. The new appliances with new stainless steel double sink with disposal completes the modern look of the kitchen. The garage has been enclosed and could be used as the third bedroom and has a closet and top of the line berber carpet and windows. For someone who works from home this is the perfect office area. It is large and can be closed off from the rest of the house so you don't have to worry about keeping it in perfect order. There is a separate entrance with a small porch for enjoying the morning coffee. The back door opens to a wonderful patio with old Charleston bricks. This is the perfect place for enjoying the evening or grilling out. The patio is filled with blooming plants and trees and offers a very private retreat. Downstairs to the left of the foyer is the living room with wood burning fireplace. Upstairs are two bedrooms each with a full bath. The carpet was removed in both bedrooms and engineered wood flooring installed. The house has had significant updates and improvements in the last few years including new roof with 30 year architectural shingles, extra insulation in the attic, new 2.5 ton ICP 14 seer AC unit with a ten year warranty, moisture barrier with all new duct work in crawl space, new electrical panel 42 circuit & new breakers, new electrical box for A/C, New Energy Saver hot water heater with a 6 yr. warranty, all shutters taken down and trim painted, new gutters with guards, new toilets and sinks in bathrooms. This beautiful home shows well and is perfect for the empty nesters or small family. Your clients will enjoy this beautiful neighborhood. This is a must see. Measure, Measure, Measure to verify square footage. Home warranty provided. A home inspection has been done and the repairs completed.

Ready to move in!!

Peggy Reese, EPRO, GRI

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