

**Sub-Type:** Single Family Detached  
**Area:** 21 - James Island  
**County:** Charleston  
**Tax District:** 34 - Charleston (Jas Is)  
**Bedrooms:** 4  
**Baths - Total:** 4.5  
**Baths - Full:** 4  
**Baths - Half:** 1  
**Stories:** 2  
**Stories/Levels:** 2 Stories  
**Subdivision:** Bayfront  
**Elementary School:** Harbor View  
**Middle School:** James Island  
**High School:** James Island Charter

**Apx. SqFt:** 2,856  
**Tax Map #:** 4250400182  
**Year Built:** 2020  
**Zip Code:** 29412  
**Acreage:** 0.3  
**Possession:** At Closing  
**New Owned:** Under Construction; Builder Name: Catalyst Builders  
**Ground Level:**  
**Legal Description:** Lot 2



**Style:** Contemporary; Traditional  
**Roof:** Architectural  
**Cooling:** Central  
**Garage/Parking:** 2 Car Garage  
**Auction:**  
**Lot** 0 - .5 Acre; Marshfront; Marshview; River Access; Riverfront;  
**Description:** Riverview; Waterfront - Deep  
**Rooms:** Foyer; Great; Laundry; Loft; Office; Pantry  
**Misc Interior:** Ceiling - Cathedral/Vaulted; Ceiling - Smooth; Ceilings - 9'+; Kitchen Island; Walk-In Closets  
**Misc Exterior:** Dock - Existing; Lawn Irrigation; Porch - Front Porch; Special Yard Lights; Thermal Windows/Doors  
**Water/Sewer:** Public Sewer; Public Water  
**Amenities:**  
**Equipment/Appliances:** Ceiling Fan; Dishwasher; Dryer Connection; Garage Door Opener; Garbage Disposal; Gas - Range; Microwave Built-In; Refrigerator; Security System; Washer Connection  
**Green Features:** Energy Star Appliance; Tankless Water Heater

**Fireplace:** Gas Connection; Great Room  
**Foundation:** Elv. Construction  
**Heat:** Electric; Heat Pump  
**Reserve Amount:**  
**Exterior:** Cement Plank

**Special:**  
**Floors:** Ceramic Tile; Wood  
**Utility Suppliers:** Charleston Water Service; Dominion Energy  
**SqFt Source:** Builder/Owner  
**List Price/SqFt:** 490.02  
**Master Bedroom:** Ceiling Fan; Downstairs; Dual Masters; Walk-In Closets

**Directions:** If coming from the north use James Island Express Way to Folly Road to Patterson. Follow Patterson to end of Road. Its straight ahead. New construction

**Showing Instructions:**

**Remarks:** Deep Water! Views that are amazing and even a Grand Live Oak in your back yard. It can't get any better than this...but wait it can. You also have a boat dock on Ellis Creek. New construction with time to pick your colors and selections. Open floor plan with two large porches and spiral staircase to the roof top deck. Yes you have room in the yard to put a pool. Natural gas. Easy access to James Island Connector, easy access to Downtown and the beach. Custom home with high end selections.

**Lease Purchase:**      **HOA Fee:**      **Proposed Financing:** Any; Cash; Conventional Loan      **Potential Short Sale:** No  
**Taxes:**      **Regime Fee:**      **Assessment Ratio:**      **Special Assessment:**  
**C/R:**

**List Office:** 9713 The Wadsten Group II, Inc



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