



1574 Charming Nancy Road, Charleston, 29412, SC

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Price - \$1,345,900

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	3	1	2515	0.2500	2023	789 Days

Features

Cooling

- Central Air

Floors

- Ceramic Tile
- Wood

Roof

- Architectural

Interior Features

- High Ceilings

- Eat-in Kitchen
- Family
- Separate Dining
- Ceiling - Smooth
- Walk-In Closet(s)
- Office
- Loft

Laundry Features

- Laundry Room

Utilities

- Dominion Energy
- Charleston Water Service

Style

- Traditional

Lot Features

- Level

Community Features

- Dock Facilities

Other

- Marshfront
- Waterfront - Shallow
- Walk-In Closet(s)

Description

The COOPER floorplan checks all the boxes with a family friendly layout. The home has 4 BD, 3.5 BA, an open living/kitchen area & separate dining room...PLUS a home office, upstairs loft area, mudroom/laundry, foyer area, spacious front porch and a rear covered porch with beautiful marsh views! Spend your free time enjoying the views over the marshes of Clark Sound in this elevated, new construction build that will be starting soon. The listing price includes a \$75,000 design credit to spend in the design showroom on the options of your choosing. An upgraded structural package features 10' first floor ceilings, 9' second floor ceilings, solid core interior doors, 6" exterior wall, spray foam in the attic & under the home, 16 SEER HVAC with variable speed, cement fiber siding and more...The Cooper is a family friendly flooring where multiple rooms will look out over the marsh and have gorgeous views. The open floorplan features an open living and kitchen with bar top seating that will have views to the marsh. The primary bedroom will also have stunning marsh views. There is a separate dining area and mudroom/laundry room along with a foyer area and spacious front porch. The rear covered porch can be screened, and steps lead to a professionally landscaped yard with irrigation. The second-floor features 3 large bedrooms, 2 full bathrooms and a loft area along with a den/home office. Underneath the home is plenty of parking, room for storage and outdoor entertaining. The listing price INCLUDES a \$75,000 design credit to be spent in the builder's design showroom. The home will start with our Cypress series of features, and you can upgrade to your liking with the credit. You will receive 5 hours with our interior designer to help with the customization and selections for your home. Additional features of the home include:

ENERGY SAVINGS FEATURES: tankless water heater, programmable thermostats, single hung low-E windows, 16 SEER Lennox HVAC with variable speed

HOME AUTOMATION SYSTEM: smart hub control panel and App to access remotely, doorbell camera, z-wave light switches, smart door lock

KITCHEN FEATURES: The Cypress series starts with quartz countertops, Frigidaire appliances, stained cabinets. Upgrade options include are the Chef's Kitchen with slide-in range & vent hood or the Gourmet kitchen with cooktop, vent hood and wall oven/microwave combo.

INTERIOR FEATURES: 10' ceilings on first floor, 9' ceilings on second floor, 8' interior doors on first floor, 6'8" interior doors on second floor, craftsman still trim package. 7" baseboards on first floor, 5" baseboards on the second floor, hardwoods in the living areas & carpet throughout the rest of the home, Delta faucets, lighting from Circa and more.

PRIMARY BEDROOM & BATHROOM: carpet with the option to move to hardwoods, ceramic tile flooring in the bathroom, quartz counters, Delta faucets, walk-in tiled shower with option for frameless glass door and more.

GUEST BATHROOMS - tile flooring, quartz counters, Delta faucets

EXTERIOR FEATURES: cement fiber siding, trim, fascia & soffit, marsh-front lot with great views, 30-year architectural shingles, gorgeous exterior lighting options, garage door openers and keyless entry pad, outside hose bibs, professionally designed landscape plan, elevated foundation

SEE THIS PROPERTY



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Check On Site



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Location



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