



You're going to love this bright and cheery 1.5 story home located in Ocean Neighbors on James Island just minutes from Folly Beach & Downtown Charleston. "**Wonderful open floor plan**", "**beautiful colors throughout**", and "**bathed in sunlight**" are only a few features of this designer-inspired home.



A vaulted ceiling, gas fireplace and skylight make the Family Room perfect for gatherings. And this open floor plan is smart and efficient, wasting no space. For instance, the wall-mounted TV swings out to reveal hidden cable storage!

The updated galley kitchen, designed for serious chefs, offers a perfectly balanced work space featuring modern glass tiled back splash, ample

Corian counter top space, and Pro-line stainless steel gas stove/convection oven and dishwasher. A lovely bay window dining area overlooks the back yard. There is also convenient access from the attached 2-car garage directly into the kitchen's utility area, where the pantry and washer & dryer closet are located.



The Master Suite is on the main floor, and features a striking tray ceiling, crown molding, walk-in closet, dual bowl vanity, a jetted soaking tub with glass block window, and a separate shower. Bedrooms 2 and 3 are adequately sized with plenty of closet space and sunlight. The bathrooms have tile floors and there is hardwood throughout all living and sleeping areas. There is carpet on the FROG stair treads as an anti-slip precaution. You will appreciate the enormous FROG that offers 2 storage closets and 444 square feet of enjoyment.

The inviting screened porch faces southwest and catches those wonderful ocean breezes. Step down from the porch to a concrete Grilling Patio, then into a perfectly sized fenced back yard with room for boat storage (please note that the play sets do not convey). With a professionally installed irrigation system, this sunny yard offers endless possibilities for the gardener.



Literally minutes from Folly Beach, Downtown Charleston, schools, great shopping and entertainment, Ocean Neighbors features a 12 acre lake with community dock, park and playground.



Visit www.983Clearspring.com

983 Clearspring Drive Located in Ocean Neighbors James Island, SC 29412 \$300K **MLS 1406875**

1,948 SF Built in 2004

4 bedrooms (counting the FROG) & 2 baths

Master Suite on main floor down

Hardwood floors throughout with tile in bathrooms

Gas fireplace * Inviting Family Room * Updated kitchen

Screened porch * Full front porch with recessed entry

Fenced backyard with boat storage * Irrigation system

2-car attached garage

Snap below for the Visual Tour



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