

3948 Treebranch Circle
Awendaw, SC 29429



LOGO COMING
SOON

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MLS# 25024191



\$715,000

5 Bedrooms | 3 Bathrooms | 2,398 Sqft

Incredible opportunity to own a 5 bedroom, 3 bath home, constructed barely 3 years ago, on arguably the best cul-de-sac in Bees Crossing-- "The back 9" off Theodore Rd in N Mt Pleasant! Owners added tremendous upgrades and renovations enhancing and maximizing function/flow of this home's main indoor/outdoor living spaces. Short walk or golf cart ride to 180 degree breathtaking grassy tidal channel views and water lovers' opportunities of Copahee Sound as well as Gadsdenville Boat Landing. An Awendaw postal address, sitting within the Mt Pleasant line, zoned for all Mt Pleasant schools and services. Nature and water lovers will feel at home, while also being within a 5 minute drive to the rich health, retail, dining, and educational offerings of vibrant N Mt Pleasant...Start with a 2% LOWER interest rate! Seller will pay the cost to procure a 2-1 buydown for the buyer with a full price offer and the use of the seller's preferred lender, cost not to exceed 2.5% of the buyer's loan value. A 2-1 buydown is a loan in which the first year's interest rate is 2 percentage points below the note rate for the loan. The second year's interest rate is 1 percentage point below the note rate for the loan. At the beginning of year three, the interest rate reverts to the note rate for the remainder of the loan term.



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Carolina One Real Estate

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