

**100 Moon Shadow Ln**  
Summerville, SC 29485



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**MLS# 26000949**



**\$300,000**

**3 Bedrooms | 2 Bathrooms | 1,427 Sqft**

Well-maintained house in the Arbor Oaks subdivision of Summerville, SC. Built in 2004, this 3 bedroom 2 bathroom move-in ready home features a recently installed roof (2023) and water heater (2020)! This house was thoughtfully cared for, ideal for owners wanting to add their own personal touch. Within the primary bathroom is a walk-in closet and updated shower, adding comfort and functionality. Cathedral ceilings beautifully connect the living room to the eat-in kitchen. All kitchen appliances, as well as washer and dryer, convey with the property. The garage, accessible through the kitchen, has a reinforced door to resist high wind. The patio located just off of the sunroom includes a remote controlled awning for optimal shade. Arbor Oaks is conveniently located near local shopping, dining, and recreational facilities. It's proximity to primary roadways allow for favorable commute times. The HOA fee covers public lawn maintenance, and includes access to walking trails within this pleasant subdivision. The highly rated Sawmill Branch Trail is also accessible through this neighborhood's sidewalks. Don't miss out on the opportunity to own this home in a highly desirable location!



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