

**2827 Sweetleaf Ln**  
Johns Island, SC 29455



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MLS# 26016651



**\$315,000**

**3 Bedrooms | 2 Bathrooms | 1,416 Sqft**

Distressed Property... Come and see this opportunity to purchase a rare, one story, three bedroom, two bath, townhome. It is being offered strictly in "as is" condition as an estate sale. The personal representative for the estate has never lived in the property, and the probate attorney has already secured the "Consent Order For Sale Of Real Property." The list price directly reflects the overall condition of the home and the amount of work required. Any remaining personal property and interior items will convey to the buyer at closing. HOA documents are in the docs tab in the MLS and current HOA fees are unknown to the seller. Please contact your realtor for pdf's. Prospective buyers should note that the previous owners were heavy smokers, which is reflected in the list price. The seller will make no repairs to the property. Regarding utilities, the electricity is currently active, but the water and sewer services are off and will not be turned on by the seller prior to closing. Please do not use the restrooms. There are outstanding homeowner association dues attached to the property. The personal representative is working closely with the probate attorney to ensure these dues are fully paid and satisfied out of the seller proceeds at the time of closing.



**Charles Holliday**  
Phone: (843) 345-6875  
Carolina One

For full listing details, please scan:

