

3507 Patton Ave
Johns Island, SC 29455



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MLS# 26020615



\$460,000

3 Bedrooms | 1.5 Bathrooms | 1,448 Sqft

One-level living, no HOA, mature live oaks, and timeless Lowcountry charm--this thoughtfully updated Johns Island home offers the perfect blend of character, comfort, and convenience. Situated on a spacious lot beneath a canopy of beautiful live oaks, this is the kind of property that has become increasingly difficult to find. Inside, original hardwood floors bring warmth and timeless character, while major updates--including a new HVAC (2021), new ductwork (2024), updated windows and kitchen (2022), and roof (2017)--provide the peace of mind today's buyers are looking for. Move right in and enjoy the home's character without sacrificing modern comfort. Step outside and discover a backyard full of possibilities. With plenty of room for a future pool, outdoor kitchen, gardens, play area, workshop, or simply relaxing beneath the shade of the oaks, this property invites you to create the outdoor lifestyle you've been dreaming about. It's the kind of place where mornings begin with coffee on the porch, afternoons are spent under the trees, and life seems to slow down just a little. Conveniently located just minutes from the new Lowes Foods, local restaurants, breweries, shopping, and everyday conveniences, you'll also enjoy easy access to Freshfields Village, Kiawah and Seabrook beaches, and Historic Downtown Charleston. Downtown Charleston and



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