



WILLIAM MEANS

696 FISHERMAN'S BEND

— IMPROVEMENTS & FEATURES —

LIVING AREAS

- 9+-foot smooth ceilings
- Gleaming hardwood flooring throughout the living areas
- Elegant solid oak doors with crystal door knobs
- Custom plantation shutters
- Fireplace with granite surround in the family room
- Formal living room
- Separate home office
- Separate dining room with built-in cabinets with direct access to the expansive back porch for al fresco dining
- Powder room
- Flex space/home gym located on the ground level with new laminate flooring installed in 2019

KITCHEN

- Remodeled in 2022
- Chef's kitchen with new farm sink, garbage disposal, faucet, cabinets, quartz countertops, Viking stove and dishwasher
- Stainless-steel appliances include oven with warming drawer, oversized refrigerator and ice maker
- Breakfast nook overlooks the salt marsh and pool

BEDROOMS

- New flooring in primary bedroom and rear guest bedroom
- Expansive primary suite offers sitting area, fireplace and large walk-in closet
- Large primary bath with dual sinks, soaking tub and separate shower with access to a covered porch with an eastern exposure, daybed and seating area overlooking the water
- Two guest bedrooms with en suite baths
- Mother-in-law suite on ground level is ADA accessible with full bath and kitchenette

EXTERIOR

- Roof fully maintained and restored in 2020 with the addition of gutters around the upstairs porch
- Beautiful inground saltwater pool - all equipment replaced in 2020 & 2021 to include new pump, salt cell, cartridge filter and circuit board
- Dock extension, covered pierhead, floating dock and boat lift - all completed in December 2019 (*Dock permit included approval to add hand railing the length of the dock*)
- 2.5-3 feet water at low tide
- Hurricane shutters for all exterior doors and windows stored in the garage
- Two-car garage with room for a golf cart and plenty of storage
- Outside rear stairs to porch rebuilt and restored in 2022
- Irrigation system fed by Artesian well
- Firepit to enjoy the cool evenings by the pool
- Osprey nest on the property

SYSTEMS

- Upstairs HVAC system replaced in 2021
- Tankless water heater replaced in 2020
- Three-stop elevator maintained annually

AMENITIES

- Community pool
- Neighborhood tennis courts
- Boat landing

LOCATION

- Waterfront .37-acre lot with sweeping views of Hobcaw Creek
- Located in the Hidden Cove subdivision in the heart of Mount Pleasant
- Close to Belle Hall Shopping Center, Daniel Island, hospitals, beaches and downtown Charleston

FOR ADDITIONAL INFORMATION:

Helen Butler • (843) 343-2222 • hbutler@williammeans.com

William Means Real Estate • charlestonrealestate.com