

CUSTOM DETAIL

22 Shallowford Downs



MLS # 117822
 Status ACTIVE
 Type SINGLE FAMILY
 Address 22 Shallowford Downs
 Address 2 Quiet Cul De Sac
 City Beaufort
 Major Area 5-LADYS ISLAND
 Minor Area 5055-Hewlett Rd Area
 Asking Price \$154,944



GENERAL

Room Count	6	DOCK	Not Applicable	Covenant	n
# BEDROOMS	3	Waterfront	No	Year Built	1990
FULL BATHS	1	Zoning	res	Home Warranty	negotiable
HALF BATHS	1	Aicuz	n	Appx. Sq Ft	1237
FAMILY ROOM	No	Legal	Lot 26 Kings Grant	Price/Sq Feet	\$125.26
FORMAL DINING	No	D-M-P-R	R200 010 00A 0249 0000	Paid Cl	
FIREPLACE	No	Acres #	0.36		
GARAGE/CARPOR	Carpport 2 Bay	Lot Dim<Ac	15680		
GOLF COMMUNITY	No				
WATERFRONT	None				

Directions: North on Sams Point, Right Hewlett, Left Shallowford Downs

FEATURES

WILL SELL	Conventional, Cash	DINING	Kit/Din/Combo.	APPLIANCES	Elec/Oven/Range,
SUB AGENCIES OFFERED	No	OTHER ROOMS	Formal Liv. Room, Carolina Room, Master Bedroom 1st Floor	/EQUIPMENT	Refrigerator, Ice Maker Conn., Ceiling Fan
STYLE	Ranch	WASHER	Yes	WATER HEATER	Electric
APPROX. AGE	11-25 Yrs.	CONNECTION	Yes, Electric	WATER & SEWER	Public Water, Septic Tank
FOUNDATION	Slab	DRYER	Yes, Electric	FLOOD	Not Required
BASEMENT	No	CONNECTION		INSURANCE	
CONSTRUCTION	Brick Veneer, Brick/Frame, Hardi Plank	FLOORS	Some Carpet, Wood Floor, Vinyl, Ceramic	POSSESSION	At Closing, Negotiable Occupied
ROOFING	Composition A/S			VACANCY	Appt.Only-MLS Lb, Call INSTRUCTIONS

REMARKS

Immaculate and Adorable 3 bedroom home on Ladys Island at the end of Cul De Sac with a large yard. Gleaming Hardwood Floors. Carolina Room (11 x 15) is wired for HVAC unit and square footage is included in total. HVAC and Roof are both new within past 3 years. Handicap ready. Wide doorways and hall. Large Bathroom is already set up. See Associated Documents



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This information is deemed reliable, but not guaranteed.