

## **Eco-Friendly Waterfront Home**

695 Fisherman's Bend

Mt. Pleasant, SC

29464-8143

This 'For Sale By Owner Architect' 3290 Gross Square Feet (SF) eco-friendly, Deep Water brick home with an open floor plan has 3 bedrooms and 3 ½ baths. Two additional rooms on the third living level could be bedrooms for a total of up to five bedrooms. All rooms with the exception of one bath and the utility room have a view of the waterfront. In addition to the heated square footage, this custom home includes: 394 SF of glassed in three-season porches; 125 SF of open porches; 322 SF of private 3rd story sun deck; 454 SF of elevated concrete terrace; 1261 SF of enclosed Work Shop and ground floor storage; and 131 SF of insulated walk-in attic storage plus additional storage under the eaves. There is paved on-site parking for 2 cars without blocking access to the oversized 930 SF 3-bay Carport under the house. There is ample room for your SUV, and a 17' boat with trailer fits comfortably in the deepest bay. The private deep-water dock on Hobcaw Creek provides outstanding access to the low country waterfront. The house and features all add up to a unique architecturally designed blend of privacy, convenience, energy efficiency and functional design with a flair of style and casual elegance.

**Offered at \$1,299,000.** For detailed information & photos of this Mt. Pleasant, SC deep-water home, see [www.MyDeepWater.com](http://www.MyDeepWater.com) or [www.MyWaterfrontHouse.info](http://www.MyWaterfrontHouse.info). Call 843-991-4931 to arrange for a tour of this unique waterfront home.



### **House and Property Features**

1. Elevated deep-water brick and stucco home on cul-de-sac.
2. 1/3 acre pie shaped lot with 136' along the waterfront.
3. Low maintenance yard with lots of planting beds and little grass to mow in the front.
4. Private 4' wide dock to a 64 SF pier head and 6'x16' floating dock with approximately 4' of water depth at low tide and 10' depth at high tide.
5. The dock terminates where two sections of the creek come together, resulting in a deep hole perfect for fishing. There are no nearby docks on either side for added privacy.
6. Excellent private community boat landing is ½ mile away by road or water.
7. Close proximity to everything: Interstate 526, churches, beaches, stores, restaurants, downtown Charleston, schools, and universities, but nestled back in the community away from noise and traffic.

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### **GROUND LEVEL**

8. 3-car, oversized side entry carport under house with 931 SF
9. 1261 SF of separate workshop and storage under house.
10. Two additional on-site concrete parking spaces without blocking access to the carport.
11. Elevated concrete 474 SF terrace at rear of house with a view of the marsh and creek, leads to private deep-water pier head and floating dock.

### **1<sup>st</sup> LIVING LEVEL**

12. Generous 2-story foyer with hardwood floors opens up to the oak staircase, powder room, coat closet and adjacent living/dining room.
13. Master suite is located down a private hall from the foyer. Its large enough for a king size bed, walk-in closet, glassed in private porch with a view to the water, master bath with a 4' shower and garden tub, double sink vanity, linen closet and separate toilet room.
14. Living room, dining room and kitchen have an open floor plan. Living and dining room have hardwood floors and a view of the marsh and creek. Living and dining rooms adjoin one another and there is a half-high wall between the living room and kitchen. The living room also opens onto the sun porch and the elevated concrete terrace beyond, with both overlooking the marsh and creek.
15. Kitchen has porcelain tile floor, granite counter tops, island breakfast bar and desk area. Kitchen has extensive oak cabinets, including 29 cabinet doors, 19 drawers plus a 4 door full-height pantry. Kitchen has a view of the marsh and creek beyond from its own window as well as thru the living room.
16. Utility room has porcelain tile floor, utility sink, granite countertop and oak cabinetry. There is room for a chest freezer, washer and dryer.

### **2<sup>nd</sup> LIVING LEVEL**

17. Space for art gallery on wrap-around walkway above foyer.
18. Bedroom 2 with private bath.
19. Bedroom 3 adjacent to the main bath.
20. Main bath on second living level.
21. Study or 4<sup>th</sup> bedroom.
22. Family room, multipurpose room or 5<sup>th</sup> bedroom with adjoining upper level sun deck.
23. Walk-in access to insulated attic storage.
24. Playroom or additional insulated storage (not included in square foot calculation).

### **3<sup>rd</sup> LIVING LEVEL**

25. Nest on 3<sup>rd</sup> living level with panoramic view of marsh and creek beyond. This is a great place to read a book on a rainy day, cuddle with a loved one or just a place to get away and chill.

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### **Eco-Friendly Features**

This Eco-Friendly Mt. Pleasant, SC waterfront home with deep water dock was designed and constructed to be responsive to the environment thru the use of passive solar energy, proper site orientation, windows taking advantage of the sun and view of the waterfront, and use of energy and environmentally responsible materials and equipment. The result has been an impressive average electric bill for this all electric home of \$130/month over the last two years. Not only does the home save money on utilities, but it is a joy to live in a home that is properly designed with exciting spaces that effectively co-exist with the environment and are responsive to the needs of an active family as well as empty nesters. The house doesn't look like a solar house because the solar features are passive and built right into the design of the house. Once you live in a passive solar, energy efficient and Eco-Friendly home you will never be satisfied with one that does not have these features. Schedule a tour of this home and see what makes this Mt. Pleasant, SC Waterfront Home different and Eco-Friendly.

1. This energy efficient home has a special Lower 'Good Sense' energy conserving electric rate that is closed to new construction but is transferable to the new owner of this home.
2. South Facing waterfront view of Hobcaw Creek and surrounding marsh from every room in the house except one bathroom and the utility room.
3. 394 SF of South facing glassed in porches. One porch off the living room and one off the master bedroom.
4. 796 SF of South facing decks and terraces. One off the living room sun porch and one off the second living level, family/multipurpose room.
5. Use of day lighting strategies through skylights above the two-story foyer, interior bath and living room so that all spaces except the utility room have natural daylight.
6. View oriented windows primarily facing South take advantage of solar orientation and allow entry of winter sun, but shield the windows from summer sun and provide view of the marsh and creek. Minimal windows facing East and West with primary view windows facing South reduce entry of strong direct sunlight in the summer months.
7. High efficiency, low air infiltration, low E, double pane, aluminum clad casement windows with interior wood reduce drafts and provide a warm interior finish.
8. 2"X6" exterior stud wall construction with R-19 insulation and special corner details for increased strength and reduced heat load requirements. (exceeds minimum req.)
9. R-30 attic insulation. (exceeds min. req.)
10. R-19 Floor Insulation. (exceeds min. req.)
11. Elevated concrete slab construction in the entry porch, terrace and living room sun porch adds strength and provides heat storage mass in enclosed porches.
12. High efficiency heat pump.
13. Energy star appliances.
14. Hardwood floors or tile in all rooms except bedrooms for durability, improved air quality and less dust.
15. Central Vacuum to reduce noise and dust inside the house

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### Approximate Interior sizes of Major Rooms or spaces:

Ground Floor Level		approx. size	1 <sup>st</sup> Living Level (cont.)	
	3 bay Carport	34' X 24'		Master Porch 12' X 8'
	Workshop 1	14' X 13'		Living Rm. Porch 20' X 12'
	Workshop 2	29' X 21'		Elevated Terrace 26' X 13'
	Storage	20' X 12'		
			2 <sup>nd</sup> Living Level	
1 <sup>st</sup> Living Level			Upper Foyer Gallery	22' X 3'-6"
	Front Entry Porch	14' X 7'	Play Room	14' X 7'
	Foyer with Coat Closet	11' X 10'	Family Room	20' X 12'
	Powder Room	3'-6" X 7'-6"	Family Rm. Deck	22' X 14'
	Living Room	20' X 14'	Study	15' X 12'
	Dining Room	13' X 12'	Main Bath	8' X 7'
	Kitchen	15' X 14'	Bedroom 2	12' X 12'
	Utility Room	10' X 6'	Bedroom 3	13' X 11'
	Master Bedroom	18' X 12'	Bedroom 3 Bath	8' X 5'
	Master Bath	13' X 12'		
	Master Closet	12' X 7'	3 <sup>rd</sup> Living level	
			Nest	11' X 9'

### **Community Features**

This deep water home is in the subdivision of Hidden Cove, which is located on Hobcaw Creek in the town of Mount Pleasant, SC. The subdivision has approximately 200 homes, and amenities includes one of the best boat landings in Charleston County, two tennis courts, a club house and a new community pool completed this spring. Mount Pleasant is a thriving community just across the river from Downtown Charleston. Mount Pleasant has many of the benefits of both a small town as well as a city because of its close proximity to Charleston. This waterfront home is a short drive to everywhere.

**Hot links shown below are available on our web site** [www.MyWaterfrontHouse.info](http://www.MyWaterfrontHouse.info) or [www.MyDeepWater.com](http://www.MyDeepWater.com)

9 miles to the public beaches, [Isle of Palms County Park](#).

4 ½ miles to [Palmetto Island County Park](#)

½ mile to the community boat landing.

2 miles from private dock to [Wando River](#) by boat with Charleston Harbor and ocean beyond.

2 miles to interstate 526 interchange

2 ½ miles to shopping and two major churches, [East Cooper Baptist](#), [Seacoast](#)

5 miles to ["Town Center Shopping"](#)

17 miles to [Northwoods Mall](#); 20 miles to [Citadel Mall](#) via Interstate.

10 ½ miles to downtown [Charleston](#).

6 miles to [Old Village Mt. Pleasant](#)

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4 ½ miles to the [County Library](#)

4 miles to [East Cooper Hospital](#)

### **Community Links**

Weather/News:

[Average Temps.](#), [Live5](#), [ABC News 4](#), [Post & Courier](#)

[Charleston Chamber of Commerce](#)

[Mt. Pleasant Chamber of Commerce](#)

[Charleston County](#)

[Spelato Festival](#)

[Cultural Events](#)

Professional Sports:

[River Dogs](#), [Ice Hockey](#), [Carolina Panthers](#)

Public Schools:

[Charleston County Public Schools](#)

Private Schools:

[Ashley Hall](#), [Charleston Collegiate School](#), [Porter Gaud](#), [Palmetto Christian Academy](#), [Christ our King Stella Maris Catholic School](#)

Colleges and Universities:

[Charleston Southern University](#), [College of Charleston](#), [Citadel Military School](#), [Medical University of SC](#)

Hospitals:

[Roper Hospital](#), [East Cooper Hospital](#), [Children's Hospital](#), [Medical University of SC](#)