



400 Tidal Reef Circle, Mount Pleasant, 29464, SC

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Price - \$1,295,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	2733	0.3700	2002	13 Days

Features

Exterior

- Lawn Irrigation
- Lighting

Cooling

- Central Air

Floors

- Carpet
- Ceramic Tile
- Wood

Roof

Laundry Features

Security Features

- Architectural

Interior Features

- Security System

- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Entrance Foyer
- Great
- Living/Dining Combo
- Office
- Separate Dining

Community Features

- Dock Facilities
- Dog Park

Utilities

- Dominion Energy
- Mt. P. W/S Comm

Fireplace Features

- Family Room
- Gas Log
- One

Window Features

- Window Treatments

Lot Features

- 0 - .5 Acre

Other

- Pond
- Central
- 2 Car Garage
- Off Street
- Ceiling Fan(s)
- Garden Tub/Shower
- Sitting Room
- Walk-In Closet(s)

Style

- Traditional

Description

Welcome to 400 Tidal Reef Circle, where classic Lowcountry charm, an incredibly functional floor plan and one of Mount Pleasant's most convenient locations come together in the heart of Grassy Creek. Set on a spacious .37-acre lot overlooking the pond, this beautifully refreshed 4-bedroom, 3-bath home offers 2,733 square feet, a 2-car garage, expansive outdoor living and a setting that feels surprisingly private for such a central Mount Pleasant location. The wraparound front porch immediately sets the tone, while inside, an abundance of windows and natural light make the home feel bright, open and welcoming. Fresh paint throughout and newly refinished hardwood floors and stairs give the interiors an entirely new feel, complemented by updated lighting, new stair railings and brand-new carpet in all bedrooms. The heart of the home is the light-filled living space, where large windows frame views of the backyard and pond and a fireplace anchors the room. The kitchen offers generous cabinetry and workspace, a large center island, new refrigerator/freezer and dishwasher, and an easy connection to the surrounding living and dining spaces. A newly renovated laundry room with new washer and dryer adds even more function to the main level. One of the best features of this home is its floor plan. The primary suite is located downstairs and includes its own adjoining sitting room, creating a flexible space for a private office, nursery, reading room or additional lounge. A second bedroom and full bathroom are also located on the main level, making it equally well suited for guests, a home office or playroom. Bathrooms throughout the home have been refreshed with new faucets, shower systems, mirrors, lighting and toilets. Upstairs, two generously sized bedrooms share a full bath, but the opportunity doesn't end there. An unfinished walk-in attic, currently providing substantial storage, already features a window and offers exciting potential for future finished square footage. The space could become an office, 5th bedroom or bonus room, with room to potentially accommodate an additional full bathroom. Beyond the cosmetic transformation, important improvements have already been taken care of. The downstairs HVAC system is brand new, including new ductwork and package unit, and the crawlspace has been fully encapsulated. New front and side exterior doors, updated outlets and switches, new vent covers and additional improvements throughout make the home feel exceptionally well cared for. Outside, the property truly shines. Extensive tree and overgrowth removal has opened the .37-acre lot, bringing in significantly more natural light and creating a large, usable backyard overlooking the pond. A new backyard fence has been installed, the landscaping has been refreshed, and the home's porches, railings and deck have been professionally repainted. The screened porch and expansive outdoor living areas offer multiple places to enjoy the Lowcountry setting, whether it's morning coffee, dinner outside or an evening overlooking the water. Grassy Creek itself is one of Mount Pleasant's hidden gems, an established neighborhood with a community pavilion, outdoor gathering space and community crabbing dock. The location is hard to beat. Belle Hall Shopping Center is just minutes away for groceries, restaurants, coffee and everyday conveniences, with quick access to Long Point Road and I-526. Belle Hall Elementary, Laing Middle School and Lucy Beckham High School are all nearby, while Sullivan's Island, Isle of Palms and historic downtown Charleston are within easy reach. Fresh, bright, spacious and surrounded by the best of Mount Pleasant, 400 Tidal Reef Circle offers the kind of floor plan, lot, outdoor living and location that are increasingly difficult to find.

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