

**\$254,500 :: 3 Bedrooms / 2 Bathrooms**



**Subdivision:** Marcliffe West  
**Middle School:** Saint James Intermediate School  
**High School:** Saint James High School  
**Square Feet:** 1466  
**Home Style:**  
**Year Built:** 2007  
**MLS ID:** 2422658



**Description of property at 401 Mahogany Dr.:**

401 Mahogany Dr, Unit 202 in Blackmoor, corner location, wide open spacing from other buildings - mature trees for afternoon shade creates a peaceful, parklike setting for relaxing in the rear of this home - accessible from an enclosed, private, secure Screened Porch in this second floor 3 bedroom 2 bath home. Kitchen - features granite tops, tile floors, one piece stainless sink, pantry, 42 inch cabinets, breakfast bar, opens to the Great Room, with vaulted ceiling, six inch plank rigid core LVP Flooring (looks and feels like real wood), 10x9 Dining Area with country cottage paneling, natural light from an abundance of windows and a 15-lite glass door and two fixed 15-lite glass panels that lead to the outdoor living space. For added convenience, the Kitchen connects to Laundry/Utility Room offering additional function and storage. This is a four unit building (all end units). Split bedroom plan with 2 guest bedrooms off of front entry Foyer (one bedroom has walk in closet, both with ceiling fans). Guest Bath with linen/storage closet, Tub/Shower and upgraded 36 inch vanity, tile, comfort height commode. Master Bedroom (overlooks open green space and trees) features tray ceiling, linen and walk in closet, double sink 36 inch vanity, walk-in shower with glass doors, tile floors, comfort height commode. Screened Porch, for morning coffee or outdoor dining, comes enclosed with Eze-Breeze vinyl panels (for more warmth in winter while reducing pollen in spring) and a 3x7 attached, secure storage and shelving, within the Screened Porch area. There's even more storage room for bikes, beach gear and a ground level door allowing access to and entrance from the backyard open space. This home comes mostly furnished, includes all major and small appliances, TVs, Kitchen items, Great Room and Dining furnishings, Guest Bedroom furnishings, window treatments, artwork. Located just a few steps to the community pool and to Blackmoor Golf Course. Close to TPC Golf, International Club Golf, Wachesaw East Golf, CVS, Lowe's Foods, Publix, public boat launch, beaches, marsh, river amenities and fresh Murrells Inlet seafood. 401 Mahogany 202, within the highly sought after community of Blackmoor, is bright, open, clean, quiet and lightly used, ready for quick move-in - perfect for a primary residence or as a vacation destination. Some advantages to owning this home: 4 unit low density building versus 5, 6 and 12 unit buildings. Vaulted ceilings gives the home a bright, spacious and open feel. Second floor living has its' advantages because there is no one walking on your head. Within close proximity to 707 but far enough away so, no traffic noise. Kitchen granite, LVP flooring and Walk-In shower are new. Available for quick move-in.

- Storage • Carpet • Luxury Vinyl • Luxury VinylPlank • Tile • Fire Sprinkler System
- Smoke Detector(s) • Dishwasher • Disposal • Microwave • Range • Refrigerator • Dryer
- Washer • Owner Only • Yes • Clubhouse • Pet Restrictions • Trash • Cable TV
- Maintenance Grounds • Community • Outdoor Pool • Central • Clubhouse • Cable TV
- Internet Access • Recreation Area • Long Term Rental Allowed • Pool • Association Management
- Common Areas • Cable TV • Internet • Legal/Accounting • Maintenance Grounds • Pest Control
- Pool(s) • Sewer • Trash • Water • Furnished • Split Bedrooms • Window Treatments
- Breakfast Bar • Entrance Foyer • High Speed Internet • Cable Available • Electricity Available
- Phone Available • Sewer Available • Underground Utilities • Water Available
- High Speed Internet Available • Trash Collection • Corner Lot • Low Rise

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