



# 1606 Crossbill Trail, Hanahan, 29410, SC

[https://greathomesofcharleston.com/properties/1606-crossbill-trail/hanahan/sc/29410/MLS\\_ID\\_24018590](https://greathomesofcharleston.com/properties/1606-crossbill-trail/hanahan/sc/29410/MLS_ID_24018590)



**Price - \$550,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	3	1	2878	0.1700	2011	89 Days

## Features

### Cooling

- Central Air

### Heating

- Electric

### Roof

- Architectural

### Laundry Features

- Laundry Room

### Community Features

- Park
- Pool

## Interior Features

- Ceiling - Cathedral/Vaulted
  - Ceiling - Smooth
  - High Ceilings
  - Garden Tub/Shower
  - Kitchen Island
  - Walk-In Closet(s)
  - Ceiling Fan(s)
  - Eat-in Kitchen
  - Family
  - Formal Living
  - Entrance Foyer
  - Great
  - Living/Dining Combo
  - Pantry
  - Separate Dining
- Trash

## Utilities

- Charleston Water Service
- Dominion Energy
- AT&T

## Window Features

- Window Treatments

## Lot Features

- 0 - .5 Acre
- Level

## Style

- Traditional

## Other

- Pond
- Pond Site
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Walk-In Closet(s)

## Description

Now on market after a remodel featuring new LVP flooring, vanities, light fixtures, mirrors, faucets, hardware, paint, and more! Welcome to 1606 Crossbill, a stunning home situated in the established Ibis Glade subsection of Tanner Plantation. Perfectly located, this home offers easy access to the vibrant Park Circle with its amazing food, nightlife, and shopping just 10 minutes away, Tanger Outlets and Charleston International Airport within 15 minutes, Downtown Charleston in 20 minutes, and the picturesque Isle of Palms Beach in 35 minutes. The neighborhood's amenity center, featuring a large pool, covered dining area, bathrooms, and playground, is conveniently located just two home sites away, providing close proximity while ensuring peace and quiet. Inside, the home boasts brand new LVP flooring and carpets throughout. The main floor primary suite includes high ceilings, a dual vanity en-suite bathroom with a large soaking tub, stand-up shower, and a spacious, light-filled closet. An additional primary suite is located upstairs with a very large closet that can double as a sitting room, makeup station, reading nook, office, and more. Three more guest rooms and another bathroom upstairs provide ample living space. The vaulted ceilings in the main living area create an open yet cozy ambiance, seamlessly connecting to the kitchen, which features stainless steel appliances, granite countertops, ample storage, a pantry, and an offset storage closet. The formal dining room is accessible through the kitchen and entry foyer, making it perfect for gatherings. The half bathroom is located in the foyer. The laundry room, located off the kitchen, is brightened by natural light through a window. For outdoor living, the oversized screened-in porch offers a pond view, ideal for relaxing or entertaining around the built-in fire pit. The current owners have opted for a 4-foot-tall fence on the side, but the HOA allows a 6-foot fence for added privacy. The spacious two-car garage includes ceiling hanging racks and can fit a full-size truck with room to spare. Additional features include a brand new 2024 HVAC, 2018 air handler, tankless water heater, blinds throughout, and low HOA fees of only \$430 per year. AT&T Fiber also services this area! Don't miss your chance to make this beautiful house your new home. Schedule a viewing today!

## SEE THIS PROPERTY



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### **Check On Site**



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### **Location**



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