



# 2731 Battle Trail Drive, Johns Island, 29455, SC

[https://greathomesofcharleston.com/properties/2731-battle-trail-drive/johns-island/sc/29455/MLS\\_ID\\_24015366](https://greathomesofcharleston.com/properties/2731-battle-trail-drive/johns-island/sc/29455/MLS_ID_24015366)



**Price - \$764,900**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	2	1	2476	0.1600	2016	104 Days

## Features

### Exterior

- Lawn Irrigation

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Roof

- Architectural

### Laundry Features

- Laundry Room

## Interior Features

### Community Features

- Park
- Pool
- RV Parking
- RV/Boat Storage
- Tennis Court(s)
- Trash
- Walk/Jog Trails

- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Family
- Entrance Foyer
- Office
- Pantry
- Separate Dining

### Fireplace Features

- Family Room
- Gas Log
- One

### Lot Features

- 0 - .5 Acre

### Style

- Traditional

### Other

- Ceiling Fan(s)
- Walk-In Closet(s)

## Description

Your search is over! Discover the elegance of this spacious Moultrie Plan home, offering 5 bedrooms and 2.5 beautiful baths in Johns Island's premier waterfront community! The master suite is conveniently located on the main level, providing both comfort and privacy. Ideal for hosting gatherings, the formal dining room complements the open-concept living area, which offers ample space for relaxation and entertainment. The chef's kitchen features a gas stove and double oven, a generous granite island and granite countertops, and an open layout that seamlessly connects to the living room. A 2-car garage and a generous driveway, provide ample parking. The screened-in back porch is outfitted with a ceiling fan and is perfect for an outdoor eating area or fire-pit, and mature landscaping provides privacy. Upgrades to the home include new Hardie plank siding (Fall 2022); a new HVAC system, furnace, and ductwork (Spring 2024), and remodeled showers in both bathrooms (Summer 2023). The home has been freshly painted both inside and out, and a drainage system with a pop-up drain to the curb/street has been installed in the front yard. Additional improvements include LED lighting throughout, a new tiled kitchen backsplash, kayak and SUP hangers in the garage, a generator transfer switch, new exterior garage lights, and upgraded landscaping with a full lawn irrigation system and drip lines. Although this home is so comfortable and enjoyable that you may never want to leave, Stonoview offers an array of amenities designed to enhance your lifestyle. You will have access to the neighborhood deep water dock with 240 linear feet of boat dockage, including three floating docks and a 40x40 foot covered central dock with bench seating throughout perfect for boating enthusiasts. The community also features a sparkling pool, a two-story river view clubhouse, boat storage, tennis courts, and an oyster shed with a fire pit. Other amenities include community Green Egg grills, a serene waterfront park, a children's playground, and scenic walking and biking trails. Streetscapes shaded by majestic live oaks, charming pocket parks, and courts for pickleball and tennis provide ample recreational opportunities. If that isn't enough, you are only 15 minutes away from Kiawah Beachwalker Park, Seabrook Island, and historic Downtown Charleston. The James Island County Park is located right across the Stono River from the community dock, ensuring perpetual undeveloped vistas. This home combines luxury, convenience, and a vibrant community atmosphere, making it an ideal place to call home!

## SEE THIS PROPERTY



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### Check On Site



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### Location



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