

## *265 Shadowmoss Parkway Charleston, SC 29414*

### **Upgrades & Special Features** (information provided by homeowner)

- Custom fit window blinds throughout
- Laundry room cabinet with granite countertop, hidden clothes hampers and hideaway ironing board
- Custom bookcases in living room
- Hardwood floors in Primary bedroom and closet
- 900 square feet of decking with custom lighting
- Stone paver patio with firepit
- Natural gas line for outdoor cooking grill
- 5 foot ceiling fan in family room
- Mobile app controlled garage door opener
- Mobile app controlled lawn irrigation
- Low voltage lighting with dual control panels with option for additional lights
- 20 new (3/24) window screens with special screen to prevent no see-ums
- 4 Temperature controlled zones with 4 Nest mobile app controlled thermostats
- Cast iron railing on front porch and back deck
- Vent hood and backsplash added over stove
- Walk in closet in 5<sup>th</sup> bedroom over garage
- Exterior repainted 4/25
- Much of the interior repainted 2025

### **Best Neighborhood Ever**

- The Bar & Grille at Shadowmoss Golf & Country Club is open to the public
- The "Moss Market" is held once a month almost year round featuring local vendors, food trucks, & occasionally includes live music. Always a great time!
- Food Truck Fridays, Live Music & More- every Friday from 6-9pm (March-December)
- Music Bingo every Saturday night from 6-9pm
- Team Trivia every Monday night at 6:30
- Annual Holiday Golf Cart Parade
- Annual 4th of July Golf Cart Parade
- Golf Club is semi private with memberships available, Championship 18 hole par 71 course with driving range, chipping and putting greens
- Junior Olympic Swimming Pool with toddler pool and Fitness Center Memberships available
- 25 minutes to downtown, 20 minutes to the airport, 40 mins to Isle of Palms, Sullivan's Island & Folly Beach, 45 minutes to Kiawah
- Harris Teeter and Lowes Foods are 5 minutes away
- Some of our neighborhood favorite restaurants- Agave, Shuckin Shack, Eggs Up Grille, Starbucks, Pizza a Modo Mio, Bushidos, Angel Oak, Betty Lou's Bistro, Fabios, Alvin Ords, Baroni's, The Flying Biscuit to name a few
- Roper Hospital, Marshalls, Home Depot & Lowes Home Improvement are 15 minutes away

Jennifer Cahill REALTOR Realty ONE Group Coastal 980.406.8351  
[www.CharlestonHomeByJennifer.com](http://www.CharlestonHomeByJennifer.com)