

1622 Sparkleberry Lane, Whitney Lakes, Johns Island

SOME WORDS FROM THE SELLER ABOUT THE HOUSE

Why I bought the house:

- When I purchased this house, I was looking for my first house to buy as paying a mortgage was more affordable than renting. I bought this house specifically because it is the most open floor plan and has a really cute street view. The lot I chose backs up to woods and a one-acre pond (I didn't want to look at someone else's back yard / house), and it was just the right size for me to take care of and manage myself being a young, single professional. I also like that our HOA dues are much less than the new houses being built by the lake.

Why I bought in this area:

- I bought in this area for a few reasons. First, I love Johns Island and wanted to be back on the island (after living in James Island and Avondale). The Whitney Lakes neighborhood is so cute, has a lot of walking/ running trails, dog / family friendly, and has a great proximity on the island. It's only 5 minutes to my house from James Island, has both Maybank access (via Sailfish) and River Road access (via Murraywood). Johns Island has great restaurants (Wild Olive, Fat Hen, The Royal Tern, Tattooed Moose, amongst others), a great Irish pub (Seanachi), and now even a brewery (Low Tide), all within 5 minutes from my house.

My favorite thing about my house:

- I just love my house! It is open, light, and airy with tons of natural light! I have great neighbors and the yard is big enough to get in my gardening fix but not too big to manage by myself. And... I LOVE my screened in porch, a must have in Charleston. If you put out bird feeders, you'll get Cardinal birds, Chickadees, Tufted Titmouses, Carolina Wrens, and Finches that come from the woods behind the house! I've had both Purple Finches and Chickadees make bird nests and raise babies at the house (really cool to watch)!

What will I miss when I move:

- I will greatly miss my screened in porch and watching the birds from the porch / my kitchen island. I'll also miss the walking trails around the lake and being able to go sit by the water and relax.

Improvements:

- When I purchased the home, I added in a lot of upgrades to the house: Fireplace, screened porch, 2 car garage, upgraded kitchen cabinets, highest end gas stove and appliance package, recessed lighting, high end laminate flooring downstairs, Corian countertops, stair case railing, master bathroom shower and tub, tile throughout the master bathroom, upgraded carpet (upstairs), additional insulation in the interior walls, and attic storage.
- After move in, I added in high end lighting from West Elm and painted the entire house with Sherwin Williams Super Paint. (Colors: Throughout downstairs, upstairs hallway and guest bedroom: Modern Gray. Master bed and bath: Tidewater. Guest bed, bath, and laundry room: Northern Gray.)
- Also after I moved in, I did a landscaping overhaul. I transplanted all of the bushes the builder installed to the left side of the house (that they left bare) and to the back yard. I replanted all of the plants in the front and side of the house (down the driveway). I added all of the plants / gardening beds in the backyard (as well as the raised bed to the right of the driveway in the backyard).

If not selling it, any changes?

- If I weren't selling the house, I would be adding in paving stones and a stone firepit to the yard area in front of the screened porch. It would be the perfect spot for it!

Subdivision:

- The Whitney Lakes neighborhood is so cute, has a lot of walking/ running trails, dog / family friendly, and has a great proximity on the island. There is a "Whitney Lakes Gazette" that is created by a homeowner and is sent out quarterly. There are always family activities / festivals going on for the holidays (Easter, Memorial Day, 4th of July, Halloween, Christmas). The neighborhood also adopts needy families at Christmastime and people donates/ purchase items on a list for the family. Flamingo Friday's happen

occasionally where someone will have neighbors over for appetizers / drinks to get to know the neighbors. Everyone is very friendly and always willing to lend a helping hand where needed. It's only 5 minutes to my house from James Island, has both Maybank access (via Sailfish) and River Road access (via Murraywood). Johns Island has great restaurants (Wild Olive, Fat Hen, The Royal Tern, Tattooed Moose, amongst others), a great Irish pub (Seanachi), and now even a brewery (Low Tide), all within 5 minutes from my house.

Favorite places close to the house:

- Coffee/ Breakfast sandwich: Southern Brews
- Breakfast: Sunrise Bistro
- Sunday Brunch: Fat Hen
- Lunch: Blackbird Market
- Dinner:
 - o Italian: Wild Olive
 - o Seafood: The Royal Tern
 - o French: Fat Hen
 - o Bar Food: Tattooed Moose
 - o Mexican: Marias
 - o Sushi: Fuyu
- Other:
 - o Irish Pub: Seanachai
 - o Brewery: Low Tide Brewing
- Landscaping / Lawncare Store:
 - o All Seasons (mulch, fertilizers, etc)
 - o Brownswood Nursery (native plants)
 - o Sea Island Savory Herbs (herbs, veggies, succulents, etc)
- Beach:
 - o Beachwalker Park (a Charleston County Park Kiawah Island) approx. 20 min
 - o Folly Beach approx. 25 min if no traffic but Folly gets crowded in summer
- Grocery:
 - o Basics: Food Lion (Maybank and River Rd) or BiLo (Maybank and Main Rd)
 - o Publix: Main Rd and Hwy 17
 - o Harris Teeter at Freshfields (if you've been out to Kiawah or shopping at Freshfields shops)

- Harris Teeter (Maybank and Folly Rd)
- Shopping:
 - Freshfields has tons of cute shops, additional restaurants, etc.

Traffic in the morning / afternoon rush hour:

- Timing is key in the morning (however the light at Maybank and River has been adjusted timing wise and goes a lot faster now). I leave my house at 8:30 to 8:45am and get to work downtown in 22 to 30min!
- Traffic home has been drastically improved with the widening of Maybank from the bridge to the Maybank / River Road light. The plus is that if you're coming from James Island, you can take a right on River Road and the house is 5 min or less from the Maybank bridge! Traffic everywhere else in Charleston is now more of an issue than Johns Island.

I hate to leave my house, I've made such good memories here, but I'm getting married and it's time to start a new chapter with my fiancé in our new house. I hope that if you make this house your home that you'll enjoy it and the neighborhood as much as I have!