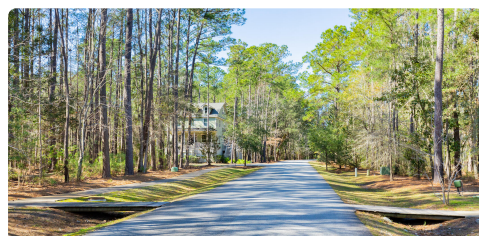




**Now offering
Buydown programs!**



1556 John Fenwick Lane, Johns Island, SC 29455

4 BED | 4.5 BATH
3430 SQ. FT. | MOVE-IN READY

\$1,885,000

Introducing a stunning new construction home nestled in a serene location on Johns Island. This 3430sqft residence offers modern luxury and convenience. With 4 bedrooms and 4 1/2 bathrooms, including a primary suite on the main level overlooking marsh views, comfort is paramount. Enjoy the tranquility of the screened porch and the convenience of main level laundry, offering one-level living at its finest. This home also features the convenience of an elevator shaft, which provides effortless accessibility to all levels. Upstairs, discover three additional bedrooms, each with its own ensuite bathroom, along with a versatile loft and dedicated work-from-home space. Completing the package is a two-car garage. Welcome home to effortless elegance and breathtaking views. Buyers of this exceptional property will have the opportunity to engage in Brightwater Homes' curated design process. This exclusive service offers a true concierge experience, empowering buyers to customize their home according to their unique preferences. From selecting finishes to making design choices, this process allows buyers to personalize every aspect of their new home, ensuring it perfectly suits their lifestyle. Welcome to a home tailored to your vision and crafted with care.

Loan Amount	\$942,500
Rate*	6.750%
Term (years)	30
APR	6.79%
Payment	\$6,113.04

Years	Effective Rate	Monthly Payment	Monthly Subsidy	# of Payments	Yearly Subsidy
1	3.75%	\$4,364.86	\$1,748.18	12	\$20,978.16
2	4.75%	\$4,916.53	\$1,196.51	12	\$14,358.12
3	5.75%	\$5,500.17	\$612.87	12	\$7,354.44
4-30	6.75%	\$6,113.04		324	
Total Seller Contribution	\$42,690.72				

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Refinancing your mortgage may increase costs over the term of your loan. Restrictions may apply, contact Rate for current rates and for more information. Both temporary and permanent RateReduce options are available from participating builders and sellers on select properties. Buyer paid RateReduce options are also available for qualified borrowers on any approvable property per loan product restrictions. Sample rates are national averages provided for illustrative purposes only and are not advertised rates. Contact Rate for more information and up to date rates. Guaranteed Rate, Inc. dba Rate is a private corporation organized under the laws of the State of Delaware. It has no affiliation with the US Department of Housing and Urban Development, the US Department of Veterans Affairs, the Nevada Department of Veterans Services, the US Department of Agriculture, or any other government agency. No compensation can be received for advising or assisting another person with a matter relating to veterans' benefits except as authorized under Title 38 of the United States Code. (20240430-2776877)

Operating as Guaranteed Rate, Inc. in New York.



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