



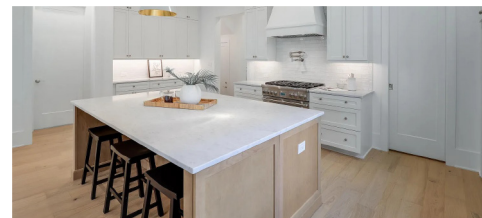
1602 John Fenwick Lane, Johns Island, SC 29455

\$1,899,000

4 BED | 4.5 BATH
3,143 SQ. FT. | MOVE-IN READY

Step inside the premiere move in ready marsh-front home at The Preserve at Penny Creek. This private lot boasts incredible views from the entire house. No detail was missed in this professionally curated home with selections available for your viewing pleasure! The perfect home for entertaining and relaxing is available for you! Enter into the foyer with 11' ceilings and your eyes are drawn to open kitchen and family room framed by large windows capturing an amazing view. The first floor primary has a spectacular bathroom and trim work you will enjoy every day! A quaint office and panoramic screen porch completes the first floor. Upstairs you will find 3 more bedrooms each with en suite baths, a loft and a covered deck perfect for entertaining. You will absolutely love the cabinets to the ceiling, pot filler and premium Thermador appliance package. The large island is the perfect spot for guests to gather. From the selections, to the appliances, to the eye for detail everything about this home shows the care and time spent by an award winning builder. Schedule your showing today.

**Now offering
Permanent Buydown**



Interest rate as low as 5% when applying builder provided credit of \$33,500

Loan Amount	Term	Rate/APR	Monthly Payment	Monthly Savings
\$1,519,200	30	5.00%	\$8,155.39	\$470.46

17 Year ARM interest rate and monthly principal and interest (P&I) payment subject to increase after initial 5 year period. Monthly payments 1 - 84: \$8,155.39 with a rate of 5.000% / 6.475% APR. Monthly payments 85 - 359: \$10,009 with a rate of 7.136%/6.475% APR. First rate adjustment cap: 5%; subsequent annual caps: 6%; lifetime adjustment cap: 5%. Interest rate and payments after initial period are based on a margin of 3% and a current SOFR Index of 4.13567. All of the above scenarios are subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. Advertised rates and APR effective as of 11/14/25 and are subject to change without notice. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate and APR will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Rate for more information and up to date rates. Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Rate loan originator to discuss your available options. (0425-3462300)

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.

Subject to changes, errors and omissions. Seller Credit of \$33,500 is on seller accepted contracts written on or before 12/19/25 and closing on or before 12/30/25 for Homesite #17 at Preserve at Pennys Creek Only. Offers subject to change or withdrawal without notice. No portion of this document may be used in whole or in part without prior written permission of Brightwater Homes, LLC. All information is believed to be accurate but not warranted. Features, materials, dimensions and designs are subject to errors and omissions and may change at any time without prior notice. See agent for more details. Operating as Guaranteed Rate, Inc. in New York.



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