

Westbury Park



**3 Arlington Court (Mailing)
117 WESTBURY PARK (Legal)
3 Bedrooms • 2 1/2 Baths
List Price \$208,900**

Westbury Park, located in the heart of popular Bluffton, was created in the Charleston style and reminds you of what a neighborhood should feel like. This southern tradition community is charming, nostalgic, friendly and beautiful.

Located on a private cul-de-sac and backing up to open space, this cute traditional home is in perfect move-in condition. This premium homesite has generous open space in the front and wonderful privacy to the rear.

At the entry, you will note that sidewalks connect the residences in this wonderful family neighborhood. A walkway leads to the Charleston style covered entry porch and traditional 4-panel entry door.



Step inside to the fine foyer trimmed with beautiful wainscoting, traditional stair banister rail, crown moulding and wonderful up-to-date paint colors.



The home is designed around a great room plan. The living area has a bay window, high ceilings and wonderful hardwood flooring that runs from the great room through the dining room. The dining room is defined by a column, wood flooring, chair rail and wainscoting, and double windows that wash the room in natural light. Nearby is a half bath powder room with pedestal sink and a coat closet.



The modern kitchen features a generous amount of raised panel, natural wood cabinetry and a full complement of appliances including a GE solid surface range, Maytag refrigerator, JennAir double door refrigerator with thru-the-door water and ice and a microwave. There is a walk-in pantry and a raised breakfast bar ideal for barstool seating.



The kitchen opens to a large breakfast/Carolina room, ideal for casual furniture and an entertainment center. Sliders lead to an outdoor patio that opens to a very private backyard.



Stairs from the foyer lead to the 2nd floor. The master bedroom is generous in size and also features a unique bay window that is perfect for furniture placement. There is a large modern master bath with deep soaking tub, stall shower, his and her vanity, and separate European style water closet. There is huge walk-in closet in the master suite. There are 2 guest bedrooms sharing a full guest bath, and the laundry with full size Whirlpool washer and dryer is conveniently located next to the bedrooms.



Notable features of this fine home include ceramic tile foyer, generous wainscoting, crown moulding, new hardwood floors and carpeting, new paint inside and out, walk-in pantry, security system, and like-new condition.