



\$ 397,500



1212 Briar Rose Ln, Ladson, SC 29456

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 24009393
- » Single Family | 2,288 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>
- » More Info: [1212BriarRoseLn.IsForSale.com](http://1212BriarRoseLn.IsForSale.com)



Angela Miller  
(843) 990-8963  
(404) 276-6355  
[Angelamillerteam@gmail.com](mailto:Angelamillerteam@gmail.com)  
<http://angelamillerteam.net/>



The American Realty  
318 N. Cedar St.  
Suite B  
Summerville, SC 29483  
(843) 990-8963

Welcome to 1212 Briar Rose Lane, where luxury and serenity harmonize in this stunning David Weekley home. With a brand-new architectural roof installed in February 2024, your investment is safeguarded for years to come. David Weekley's renowned commitment to quality permeates every aspect of this residence, making it a rare gem in the neighborhood. Step into an inviting open floor plan, featuring soaring ceilings in the family room that create an expansive and airy ambiance, perfect for hosting guests or enjoying daily life. The modern kitchen serves as the heart of the home, boasting tile flooring, upgraded appliances, granite countertops, and a distinctive backsplash. Gleaming hardwood floors on the first floor add both warmth and elegance to the space. Experience Southern charm with double porches at the front of the house, perfect for morning coffees or evening sunsets, and a screened-in back patio that offers a private retreat for outdoor dining and relaxation amidst lush, mature privacy landscaping. Stay comfortable year-round with ceiling fans in every room, and revel in the convenience and luxury of updated bathrooms, walk-in closets, and new faucets throughout. Upstairs, a versatile loft/TV room provides additional living space to suit your lifestyle needs. Conveniently located, 1212 Briar Rose Lane strikes the perfect balance between suburban tranquility and urban accessibility. Just 8 minutes from Nexstar 13

