



**744 Blueway Avenue**

**\$641,300**

**3 Elevations Available**

**BEDROOMS: 3**

**BATHS: 2 full, 1 half**

**SQFT: 2,127**

**COMMUNITY: Nexton**

**FLOOR PLAN: Rutledge**

**Think you missed the market? Think again. We're offering a 4.99% introductory rate or permanent rates as low as 5.875% on select homes in this community. Contact us today to take advantage of this limited-time opportunity!**

Welcome to your new home on 744 Blueway Ave! Located in Nexton's Midtown, the Rutledge plan is intentionally designed for that low country feel with the full front porch to enjoy sweet tea and evening breezes. This home offers the primary suite on the first floor with two spacious bedrooms upstairs with a buddy bath. The open living concept carries throughout the family and dining rooms leading to the stunning kitchen featuring 42' soft close cabinets and gorgeous box hood over the range. The 2-car garage is attached via the screened porch and once inside there is a pocket office, a custom drop zone and entry to the spacious primary suite. The primary bath includes a double vanity, walk-in shower with garden seat and generous walk-in closet. You'll feel spoiled with the ten-foot ceilings on the main level and solid wood shelving throughout the home! Nexton was recently named the #1 Master Planned Community in the



Exterior Rendering