



# 1103 Summerwind Lane, Seabrook Island, 29455, SC

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**Price - \$799,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1256	0.0300	1979	270 Days

## Features

### Cooling

- Central Air

### Heating

- Electric
- Heat Pump

### Floors

- Ceramic Tile
- Wood

## Community Features

- Boat Ramp

- Club Membership Available
- Dock Facilities
- Equestrian Center
- Fitness Center
- Gated
- Golf Course
- Golf Membership Available
- Marina
- Park
- Pool
- RV/Boat Storage
- Security
- Tennis Court(s)
- Trash
- Walk/Jog Trails

### Interior Features

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- Ceiling Fan(s)
- Living/Dining Combo

### Utilities

- Berkeley Elect Co-Op
- SI W/S Comm

### Fireplace Features

- Living Room
- One

### Window Features

- Window Treatments

### Style

- Villa

### Other

- Asphalt
- Ceiling Fan(s)
- Outside Access

## Description

This beautifully updated three-bedroom, two-bath villa is just a short walk or bike ride from the beach and nearby Club amenities. Perfect as a vacation home, rental property or full-time residence, it offers both comfort and convenience. The living and dining area features a vaulted ceiling, a cozy fireplace and built-in cabinetry with floating shelves. The well-appointed kitchen includes stainless appliances, solid surface counters, a subway tile backsplash and crisp white cabinetry. Gorgeous hardwood floors flow throughout the property. The spacious screened porch spans the length of the villa and can be accessed from both the living room and primary bedroom suite, creating a seamless indoor-outdoor living experience. The two guest rooms and bathroom are located on the oppositeside of the cottage from the primary bedroom offering privacy for family or guests. Both bathrooms have been thoughtfully updated adding to the cottage's appeal. Elevated construction provides covered parking, a storage room and a covered patio below. Property is sold furnished with personal items and art work excluded. New owners must pay a regime capital contribution of .25% of the sales price at closing. Seabrook Island residents enjoy an unparalleled lifestyle in a tranquil, private, oceanfront community that blends natural beauty with world-class amenities and top-tier security. Here, you'll experience a life filled with abundant social, recreational, and sporting opportunities. Among the many highlights are two renowned championship golf courses: Ocean Winds, designed by Willard Byrd, and Crooked Oaks, created by Robert Trent Jones, Sr. The island also boasts a state-of-the-art tennis center, pickleball courts, a full-service equestrian center, a comprehensive fitness and aquatics complex, and miles of pristine, unspoiled beaches. For dining, residents can indulge in a variety of seasonal indoor and outdoor restaurants, perfect for everything from casual lunches to elegant private events of any size. Conveniently located on Seabrook Island are both Freshfields Village and Bohicket Marina. Nestled between Seabrook and Kiawah Islands, Freshfields Village is a charming hub for upscale shopping, casual and fine dining, and family-friendly outdoor events. Bohicket Marina, a full-service facility, offers 200 wet slips, 114 dry storage slips, a delightful market, and an array of delightful restaurants and boutique shops. Whether you're looking to unwind or stay active, Seabrook Island offers the perfect blend of serenity, luxury, and adventure. Contribution to capital within P.U.D. upon the initial sale and resale is 1/2 of 1% of the sale price. Buyer responsible for a \$250 transfer fee at closing. Purchase also requires membership to the Seabrook Island Club.

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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