

# 1407 Shipwatch Road, Kiawah Island, 29455, SC

https://jamesschiller.com/properties/1407-shipwatch-road/kiawahisland/sc/29455/MLS\_ID\_25006195



# **Price - \$529,000**

Bedrooms	Baths	SqFt	Year Built	DOM
1	1	710	1979	44 Days

#### **Features**

Cooling	Heating	Roof	
<ul> <li>Central Air</li> </ul>	<ul> <li>Electric</li> </ul>	<ul> <li>Architectural</li> </ul>	

#### **Laundry Features**

- Electric Dryer Hookup
- Washer Hookup

### **Community Features**

- Boat Ramp
- Clubhouse
- Fitness Center
- Gated
- Golf Course
- Lawn Maint Incl
- Park
- Pool
- Tennis Court(s)
- Trash
- Walk/Jog Trails

#### **Interior Features**

- Ceiling Smooth
- Ceiling Fan(s)
- Eat-in Kitchen
- Living/Dining Combo
- Utility

#### **Utilities** Other

• Berkeley Elect Co-Op

• Laundry Room

• Lagoon

#### **Description**

This beautifully renovated one-bedroom, one-bathroom luxury villa is located in the highly desirable West Beach Villas. With a fabulous rental history, this villa is currently generating over 40K in annual rental income. Just a two-minute walk to the beach and the property owners' pool, this firstfloor end unit offers easy access with minimal steps-- ideal when carrying in beach chairs, groceries, or luggage. The villa is also adjacent to the West Beach conference center, just a short bike ride to Freshfields Village, and provides quick access on and off the island. The open-concept living area features beautiful hardwood flooring, a newly added gueen sized sleeper sofa, and additional lounge seating, all positioned to enjoy serene lagoon views. The dining area, withseating for four overlooks Kiawah's natural habitat enhancing the villa's bright and airy ambiance. Another bonus feature is being an end unit that has additional windows and offers more square footage and additional sunlight. The fully equipped kitchen boasts stainless steel appliances and everything needed for a comfortable stay. The spacious bedroom includes a king-size bed, coastal furnishings and a walk-in closet. The attached bathroom was recently remodeled and features sliding glass barn doors. Throughout the villa, hardwood flooring enhances the coastal aesthetic. A highlight of this property is the screened-in porch, where large sliding doors allow natural light to flood the space. Here, you'll find a table with two chairs and two Adirondack chairsthe perfect spot to relax. take in the peaceful lagoon views! At closing. Buyer is to pay .5 of 1% of the sales price as a one time fee.

# **SEE THIS PROPERTY**



### **James Schiller**

Realtor, Brand Name Real Estate

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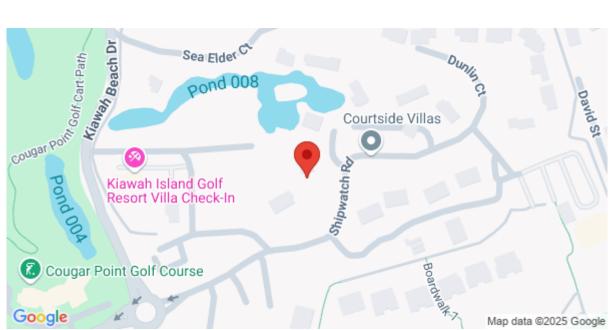
Email: jameseschiller@gmail.com

## **Check On Site**



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Location



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