



1579 Ashley Avenue, Folly Beach, 29439, SC

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Price - \$3,295,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	3	1	2345	0.2400	2024	94 Days

Features

Cooling

- Central Air

Floors

- Ceramic Tile
- Wood

Roof

- Architectural

Laundry Features

- Laundry Room

Interior Features

- Ceiling - Smooth
- High Ceilings

- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Family
- Entrance Foyer
- Living/Dining Combo
- Office

Utilities

- City of Folly Beach
- Dominion Energy

Style

- Contemporary

Other

- Beach Front
- Garden Tub/Shower
- Walk-In Closet(s)

Description

Introducing 1579 East Ashley Avenue, where Coastal Luxury meets Engineering Mastery. This extraordinary beachfront property is a shining example of impeccable design & unparalleled resilience. **CONSTRUCTION FEATURES:** Insulated concrete walls, concrete pillars reinforced with steel rebar; impact glass windows. **EXQUISITE DESIGN DETAILS:** Breathtaking ocean views from multiple rooms; White oak wood flooring, exuding timeless elegance; Porcelain kitchen counters with waterfall edge & wrapped vent hood; Bathrooms featuring intricate tilework & quartz counters; Thoughtfully curated lighting fixtures enhancing every space. This home is more than just a residence; it's a masterpiece of coastal living designed for beauty, comfort & durability. Truly, a gem that must be seen to be fully appreciated!

Stunning Oceanfront Home - 1579 East Ashley Avenue

Main Living Area (1st Floor): The first floor serves as the heart of this home, boasting an open floor plan and breathtaking ocean views from two separate oceanfront decks. The decks and stairs are finished with durable IPE decking for a luxurious touch. The kitchen is a showstopper, featuring porcelain countertops with a waterfall edge, a porcelain-wrapped vent hood, and painted in Sherwin Williams "Marshmallow." High-end GE Café matte white appliances, including a 48" gas range, are included. The cozy breakfast nook is adorned with stylish wallpaper. Throughout the home, you'll find premium white oak flooring. The first floor also includes a beautifully designed powder room, complete with a discreetly integrated ice maker near the foyer.

Primary Suite (3rd Floor): The third floor is dedicated to the luxurious primary suite, complete with a private oceanfront deck. The suite's spa-like bathroom features a soaking tub, a spacious shower with raindrop faucet feature and framed glass door, and elegant tile on the floors and walls. Additionally, the third floor includes a laundry room for easy access from the primary suite.

Guest Bedrooms and Flex Space (2nd Floor): The second floor offers two guest bedrooms that share a Jack-and-Jill bathroom with a frameless glass fully tiled shower. A versatile flex space or additional den is accompanied by another full bathroom with a soaking tub. Views from this level are spectacular, with the front bedroom overlooking the river and the back bedroom and flex space offering direct ocean views.

Ground Floor: The ground level features practical and recreational amenities, including ample parking with railroad tie detailing, a storage room for beach gear, and an outdoor shower area. To add a touch of fun, there's even a putting green for golf enthusiasts.

Home Specifications:

Construction: Insulated concrete form walls, cement pillars with steel rebar, 30 foot plus deep wood pilings, spray foam in attic

Windows: Anderson impact-resistant glass

Roofing: 30-year CertainTeed Landmark shingles in Silver Birch

HVAC: - two Mitsubishi units with spray foam in attic

Generac prep package for future generator

Hardware: Emtek door hardware

Trim & Flooring: 2" mitered trim; RW Silivan engineered white oak flooring throughout; site-finished white oak stair treads

Paint Colors: Living areas: Sherwin Williams SW7001 "Marshmallow" Powder room: Benjamin Moore BM825 "Blue Nova" and BM826 "Stunning"

Bedroom 1: Sherwin Williams SW6672 "Morning Sun" **Bedroom 2:** Benjamin Moore BM1184 "Pensacola Pink" **Primary bedroom:** Sherwin Williams SW6532 "Aura White" **Exterior:** Sherwin Williams SW7551 "Greek Villa"

Appliances: GE Café series in matte white with 48" gas range

Countertops: Kitchen: 12mm Morpheus Porcelain with eased edges; 2x20 glossy white backsplash

Bathrooms: Primary: White Zen Quartz Bath #1: Calacatta Parea Quartz Bath #2: White Zen Quartz Bath #3: White Zen Quartz

Plumbing Fixtures: Kohler faucets and shower hardware

This home offers unparalleled craftsmanship, luxurious details, and stunning views in every direction, making it the perfect oceanfront retreat.

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James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

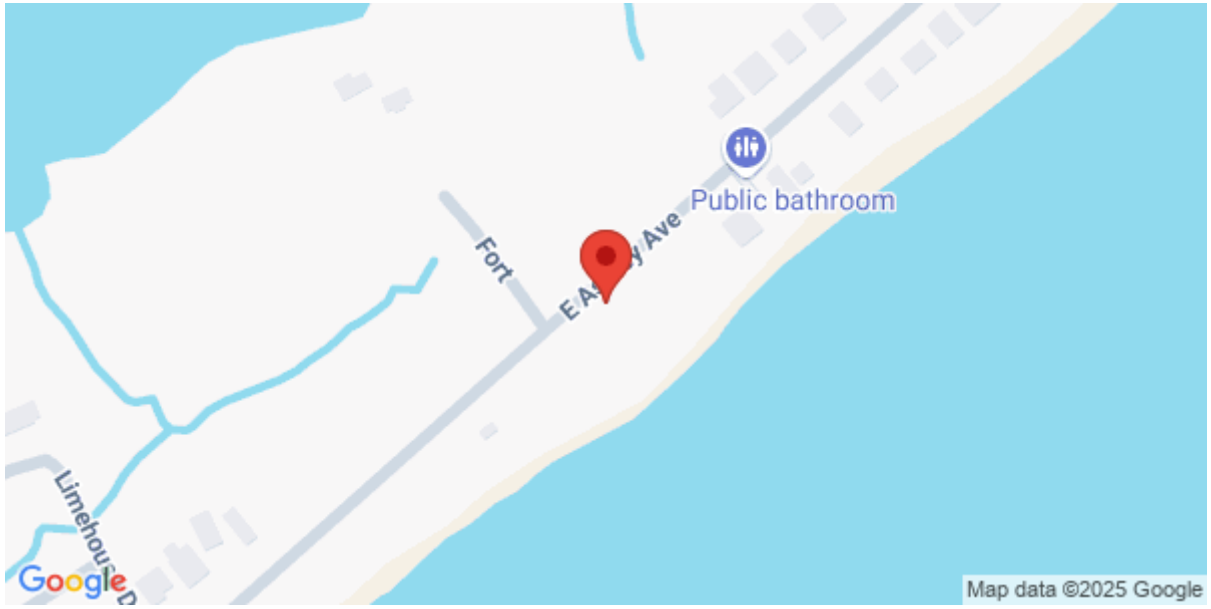
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Location



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