



2250 Bohicket Creek Place, Seabrook Island, 29455, SC

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Price - \$3,295,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	3	1	3789	0.7000	1996	48 Days

Features

Exterior

- Dock - Floating
- Dock - Shared
- Lawn Irrigation

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Ceramic Tile
- Marble
- Wood

Roof

Community Features

- Architectural
- Boat Ramp
- Clubhouse
- 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

Laundry Features

- Laundry Room

Interior Features

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Wet Bar
- Ceiling Fan(s)
- Eat-in Kitchen
- Entrance Foyer
- Great
- Separate Dining
- Study

Security Features

- Security System

Fireplace Features

- Bedroom
- Family Room
- Gas Log
- Great Room
- Two

Window Features

- Thermal Windows/Doors
- Skylight(s)
- Window Treatments

Utilities

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

Other

- Marshfront
- Tidal Creek
- Waterfront - Shallow
- Ceiling Fan(s)
- Garden Tub/Shower
- Outside Access
- Walk-In Closet(s)

Lot Features

- .5 - 1 Acre

Style

- Contemporary

Description

Looking for expansive marsh and river views, spectacular sunsets and a dock, this is the home for you! Positioned to take full advantage of the amazing views, this beautiful three bedroom, three and a half bath home is located on a .70-acre lot and set back from the street for added privacy. The gracefully curving drive and impeccable landscaping sets the stage for a bright and airy interior filled with natural light and a well-designed floor plan with superior appointments throughout. The picturesque salt marsh is in view from the entry through the floor to ceiling windows in the great room. Here, beneath a soaring cathedral ceiling, a marble surround fireplace beckons surrounded by custom built-ins. Glass doors open to the covered deck and tucked behind double doors is a wet bar with beverage refrigerator and custom bistro shelving. Open to the great room, the fully-equipped kitchen boasts stainless appliances, granite counters, dining nook and tremendous storage. On the other side of the great room, the office has built-in shelving, access to the deck, a fireplace and a queen murphy bed for a fourth bedroom. To the left of the foyer, the dining room is currently styled as a music/sitting room and has cathedral ceiling and a wall of windows. The spacious, first floor primary suite offers expansive marsh views, access to the covered deck, fireplace, custom designed walk-in closet with a safe and luxurious en suite bathroom. Upstairs are two guest suites. The king guest suite has a private sun deck, expansive marsh views and en suite bathroom. The spacious queen family suite with an en suite bathroom, has space for a crib and a day bed. Both upstairs bathrooms renovated in the fall of 2024 with marble tile and vanities, custom cabinetry and bespoke fixtures. The interior by no means holds all of this home's charms however. The covered rear lpe porch and open deck with steel cable railings offer residents plenty of dining and lounging space for visiting with friends or simply stealing a few moments of precious solitude taking in the beauty of the natural surroundings. The nicely sized backyard is perfect for family games and the shared dock, with floater, kayak lift and plumbing, was replaced in 2023. Huge garage with climate-controlled wine and party storage room which could be used as a home gym. Other notable highlights include, gas firepit on deck, replaced and regraded driveway (2024), custom tabby paver walkway/party/grill pad to connect driveway to kayak storage and deck, upgraded landscaping, outdoor lighting and irrigation, hardwood floors throughout (refinished in 2022), upgraded lighting throughout, laundry room with custom cabinetry, LG laundry center, granite counters and sink, custom window treatments, upgraded electrical box and wiring (2024) and ADT security system with 3 exterior cameras. Furnishings are negotiable with some exclusions. Complete list of updated/improvements under documents. Residents of Seabrook Island enjoy living in a serene, natural, private ocean-side community with ultimate security, world-class amenities and a life of social and sporting abundance. Amenities include two championship golf courses- Willard Byrd designed Ocean Winds and Robert Trent Jones, Sr. designed Crooked Oaks-, a tournament grade tennis center, pickle ball courts, full-service equestrian center, fitness and aquatics complex, long unspoiled beaches, a seasonal variety of indoor and outdoor dining venues for lunch, dinner and your own private events of any size. Also located on the island proper are Freshfields Village and Bohicket Marina. Located between Seabrook Island and Kiawah Island, Freshfields Village is an impressive spot for shopping, fine and casual dining, convenient services and family-friendly outdoor events. Bohicket Marina is a full-service marina with 200 wet slips, 114 dry storage slips, a quaint market and wonderful restaurants and shops. 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.

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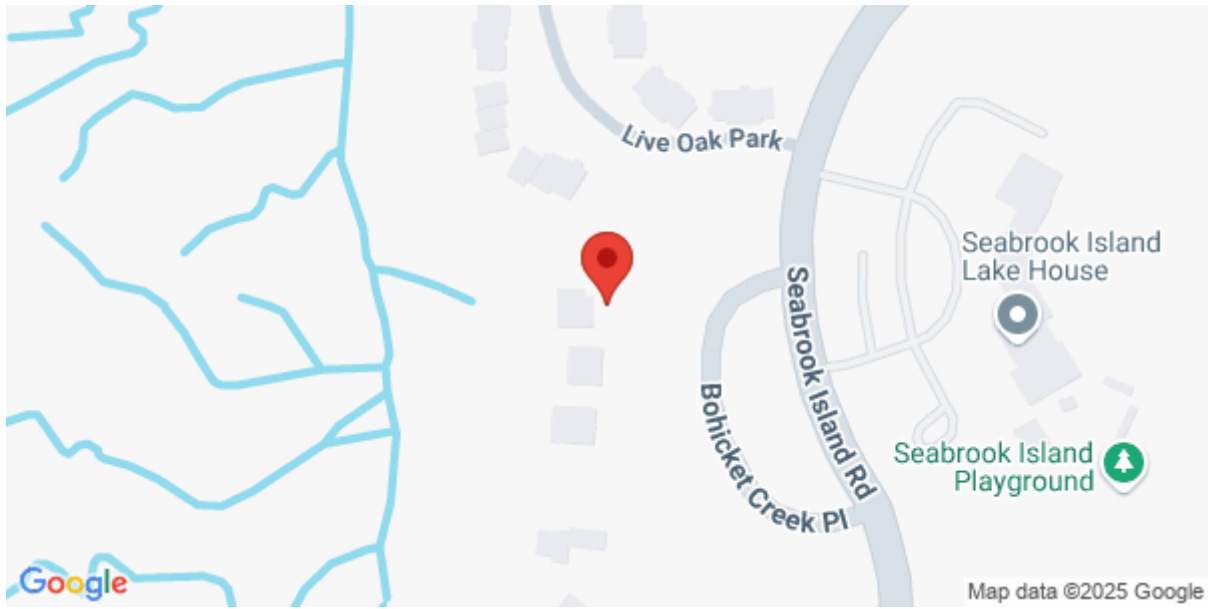
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Check On Site



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Location



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