



2455 The Haul Over, Seabrook Island, 29455, SC

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Price - \$2,825,000

| Bedrooms | Baths | Half Baths | SqFt | Lot Size | Year Built | DOM |
|----------|-------|------------|------|----------|------------|---------|
| 4 | 3 | 1 | 3911 | 0.4800 | 2007 | 49 Days |

Features

Exterior

- Lawn Irrigation
- Lighting

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Stone

Community Features

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

Roof

- Metal

Interior Features

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Elevator
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Central Vacuum
- Eat-in Kitchen
- Entrance Foyer
- Great
- Office
- Pantry
- Separate Dining
- Sun

Laundry Features

- Laundry Room

Utilities

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

Fireplace Features

- Gas Log
- Great Room
- One

Window Features

- Thermal Windows/Doors
- Window Treatments - Some

Lot Features

- 0 - .5 Acre
- Cul-De-Sac
- Level
- On Golf Course

Other

- Lagoon
- Pond
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Outside Access
- Walk-In Closet(s)

Style

- Traditional

Description

A Rare Blend of Luxury and Lowcountry Charm - It's not often you find a home that seamlessly blends luxury features with the warmth and comfort of a classic Lowcountry retreat. This premier residence, custom-built by Tom Burl of Surfside Construction and completed in 2008, has been celebrated for its timeless elegance - featured in both Charleston Home & Design Magazine and Charleston Magazine that same year. As you approach, a beautifully landscaped walkway leads you to a welcoming full front porch. Classic brick steps rise to double mahogany front doors, setting the stage for the elegance within. Step inside, and you're immediately captivated by breathtaking views that stretch through the grand great room, across the expansive back porch, and out over the serene lagoon and golfcourse. Inside, Brazilian teak floors and travertine tile create a stunning foundation, complemented by 10-foot ceilings, exquisite crown molding, and 12-inch baseboards. The heart of the home - its kitchen - underwent a luxurious renovation in 2023, transforming it into a true chef's dream. No detail was spared, with top-tier appliances including a paneled Sub-Zero refrigerator, a KitchenAid refrigerator/freezer drawer system, a GE beverage unit, a pellet ice maker, a Wolf six-burner gas range with an indoor infrared grill, a Wolf warming oven, a Wolf double oven with a temperature probe, a Wolf microwave, a Miele Excella dishwasher, and a built-in Miele coffee station. With elegant countertops, counter seating, and a built-in banquette, this space is both functional and inviting - perfect for preparing anything from appetizers to full-course meals while entertaining guests. Adjacent to the kitchen, the Palmetto Room features vaulted cypress ceilings, abundant natural light, and access to the rear deck. This versatile space makes for a charming den, library, or keeping room. For outdoor entertaining, a summer kitchen is tucked into the gazebo, complete with a Fire Magic Echelon three-zone grill (gas and infrared) with a hood, granite countertops, an under-counter refrigerator, and vaulted ceilings. This screened porch, equipped with vinyl panels, ensures year-round enjoyment. Designed for Comfort & Versatility - this home is thoughtfully designed to accommodate a variety of lifestyles, whether for families, retirees, or those who love to entertain. With four bedrooms and three and a half baths, there's ample space for both relaxation and hosting guests. The primary suite is a private retreat, bathed in natural light with serene views of the glistening lagoon and the egret estuary making every morning feel like a vacation. The spa-like primary bath, also renovated in 2023, exudes luxury with a steam shower enclosed in gleaming glass, heated floors, a slipper Jacuzzi tub, and a lighted mirror above a custom vanity. A spacious, custom-designed closet system offers abundant storage. The great room is the heart of the home, where natural light pours in through soaring windows. Vaulted ceilings, custom built-ins, a stately mantel with a vented gas fireplace, and French doors leading to the expansive AZEK deck make this space both elegant and inviting. A formal dining room, currently used as a music room, features built-in cabinetry with an antiqued mirror, a coffered ceiling, and granite countertops - perfectly suited for displaying fine china or personal collections. You get to decide what this space will hold. An executive office is perfect for those working remotely or a home office for managing your portfolios and vacations. A bourbon bar, added in the 2023 renovation, is a striking addition - ideal for entertaining after a round of golf. A Zephyr dual-zone wine storage unit, capable of holding over 100 bottles, ensures your finest vintages are always at the perfect temperature. Three additional bedrooms are situated on the opposite side of the home. Two share a well-appointed full bath, while the third is a private suite featuring a full bath, sitting area, and generous storage. This space, currently used as a billiard and entertainment room, is an excellent retreat for visiting family or grandchildren. An elevator is in place for added convenience. This extraordinary home is a rare find, where luxury, comfort, and timeless beauty come together in perfect harmony. Additional Features - Metal roof, Irrigation system, Landscape lighting, Mosquito misting system, Two tankless water heaters, Under-house storage with three dehumidifiers, and a Whole-house Mercola water filtration system. Seabrook Island, nestled along

the South Carolina coast, encompasses 2,200 acres of breathtaking natural beauty, inviting residents and visitors to embrace a tranquil coastal lifestyle. With its lush maritime forests, serene marshlands, and pristine beaches, Seabrook Island offers a sanctuary where generations have crafted enduring memories in a peaceful, semi-tropical setting. This private oceanfront destination boasts the prestigious SIC Audubon Sanctuary Golf Courses and holds the distinction of being an Audubon International Certified Sustainable Community. The island's commitment to preserving its natural habitat ensures that its serene sanctuaries thrive. Members of the Seabrook Island Club enjoy exclusive access to world-class amenities, including two championship golf courses the Willard Byrd-designed Ocean Winds and the Robert Trent Jones, Sr.-designed Crooked Oaks. Additionally, there's a tournament-grade tennis center, pickleball courts, an equestrian center, fitness facilities, and aquatic options for leisure. Residents savor 4 miles of unspoiled beaches, along with diverse dining venues, shopping opportunities, and an array of social clubs and activities. Freshfields Village beckons with its exceptional shopping experience and a variety of dining options catering to every palate. For boating enthusiasts, Bohicket Marina stands as a full-service haven, offering 200 wet slips, 114 dry storage slips, a charming market, and delightful waterfront restaurants. Please note that the purchase of any property on Seabrook Island requires membership in the Seabrook Island Club. Additionally, buyers should be aware of the fees associated with the Seabrook Island Property Owners Association capital fund which is ½ of 1% of the purchase price as well a \$250 transfer fee payable to SIPOA.

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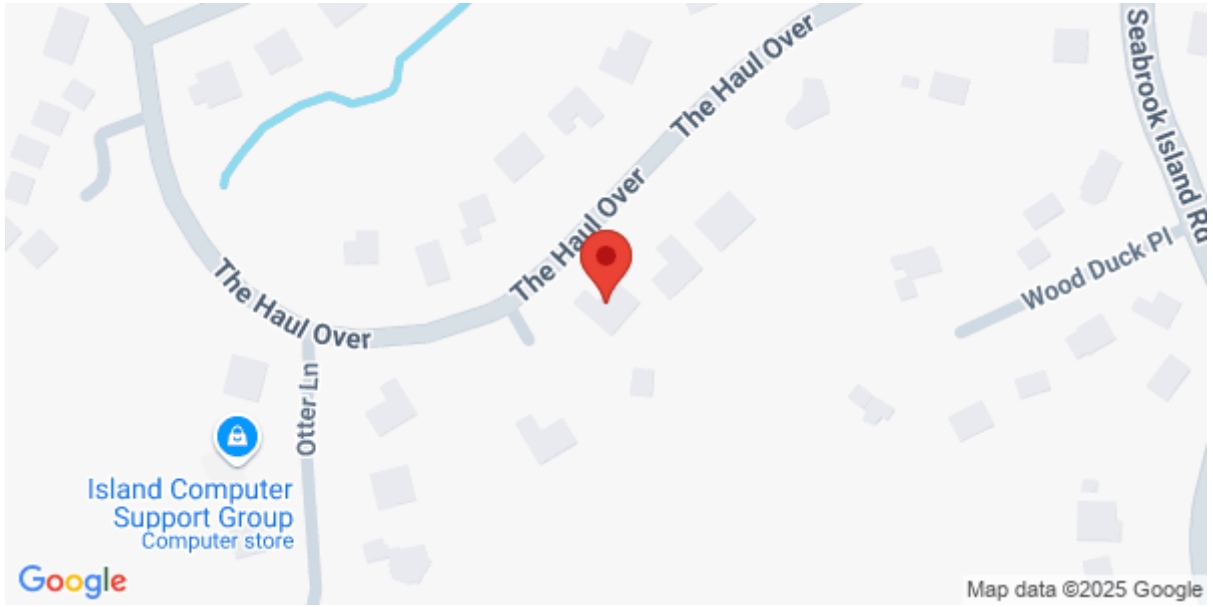
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Location



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