



2606 Cameron Boulevard, Isle of Palms, 29451, SC

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Price - \$4,250,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	6	2	3457	0.2000	2022	71 Days

Features

Exterior

- Lawn Irrigation

Cooling

- Central Air

Heating

- Electric
- Heat Pump

Floors

- Ceramic Tile

Roof

- Wood

- Metal

Laundry Features

- Laundry Room

Community Features

- Dog Park
- Park
- Tennis Court(s)

Security Features

- Fire Sprinkler System

Pool Features

- In Ground

Interior Features

- High Ceilings
- Elevator
- Kitchen Island
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Game
- Pantry
- Separate Dining

Utilities

- Dominion Energy
- IOP W/S Comm

Window Features

- Thermal Windows/Doors

Lot Features

- 0 - .5 Acre

Style

- Contemporary
- Traditional

Other

- Ceiling Fan(s)
- Walk-In Closet(s)

Description

Welcome to 2606 Cameron Boulevard, situated in prime island location on a stately oak framed corner lot. This central Isle of Palms location cannot be beat...just steps away from the beach, the IOP recreation center & some of the best island restaurants! As you enter, you are warmly greeted by a light filled entry foyer adorned with charming coastal shiplap walls, setting the tone for the relaxed island lifestyle that awaits! A light & bright, spacious & open floor plan offers an ideal setting for gathering with family & friends. The living room features an expansive wall of glass doors lead to breezy porch that offers peeks of the Atlantic Ocean & is complimented by custom shelving & cabinetry that adds a chic aesthetic. The kitchen is a culinary dream equipped with top-of-the-line Bertazzini appliances, accented with elegant quartz countertops. Expansive bar seating allows for casual dining while the adjacent dining area provides the perfect gathering space with the ultimate functionality & sophistication. Dual dishwashers, as well as a wine & beverage refrigerator are an added convenience when hosting family & friends. A pantry with built-in shelving provides additional functionality & storage. On the main floor, there are two spacious ensuite bedrooms as well as a powder room. Retreat to the second floor to discover the owner's suite, the epitome of luxury featuring it's own private porch with views of the ocean & a bed swing for curling up with your favorite book. Spa-like bath features a designer tiled shower with seamless glass door, spacious vanity with dual sinks, private water closet & indulgent soaking tub, offering a total sanctuary for relaxation & rejuvenation. A walk-in closet with built-in shelving, drawers & desk enhance the functionality of this space. Two additional spacious ensuite bedrooms complete the second level, providing ample space for family or guests. This very thoughtful floor plan ensures privacy & convenience for all. For endless fun in the sun, a saltwater pool & spa awaits. A spacious outdoor covered patio with outdoor kitchen expands poolside entertaining while the lower level rec room complete with view-through roll up doors, create a casual space for family fun. The Coastal Stone floor is easy to keep clean & features a non-slip surface, ideal for poolside entertainment. An outdoor shower to wash away the salt from your day at the beach is another outdoor luxury for simply the finest coastal living. The professionally landscaped yard, pool, porches & patios offer the ultimate setting for Lowcountry evenings. As the sun sets, the outdoor areas come to life, creating an enchanting ambiance that is perfect for entertaining or simply unwinding. This home offers a turn-key opportunity as it has been meticulously furnished with classic, coastal style & most furnishings will convey. Custom window treatments & wood shutters add a touch of refinement throughout the home, complementing & completing the sleek design. The wide plank white oak hardwood flooring throughout exude casual warmth & sophistication. An elevator offers easy access from garage. Metal roof, garapa decking & cement plank board & batten siding provide stylish, yet durable & low maintenance island living. Energy efficiency meets comfort, thanks to the addition of spray foam insulation in the attic. This upgrade not only contributes to a more consistent & comfortable indoor climate but also enhances the home's overall energy efficiency & the tankless hot water heaters offer additional energy efficiency while adding a touch of modern convenience to your daily routines. Maintain optimal comfort year-round with the comfort of 3 HVAC units, delivering efficient climate control & peace of mind as well as a climate controlled lower level, including garage, offering moisture free storage for all of your coastal toys such as golf cart, bikes, surfboards, paddleboards, beach chairs & fishing gear. An interior sprinkler system, a luxury not typically found in residential homes, is yet another feature of this home & will add cost savings for years to come. The multi-zone irrigation system ensures that your landscaping stays lush & vibrant, requiring minimal effort on your part. Plenty of off-street parking for convenience when hosting family & friends. Walk to the vibrant Isle of Palms recreation center where you'll have easy access to an array of exciting amenities, including brand-new pickleball & basketball courts, tennis courts, baseball & soccer fields, children's playground, a dog park & much more, guaranteeing endless

opportunities for active recreation while you are enjoying your coastal lifestyle. Take a short 7 minute drive to Shem Creek for more incredible waterfront dining options! Historic Downtown Charleston is just 20 minutes away for top notch culinary, shopping, arts & entertainment & the Charleston airport is just 25 minutes door to door. This newly built chic island home is a R A R E find, offering a perfect blend of style, functionality & outdoor enjoyment where every detail has been meticulously curated to create a home that fully embraces the coastal lifestyle! Don't miss this opportunity to make this beach oasis your next primary, vacation &/or investment property!

SEE THIS PROPERTY



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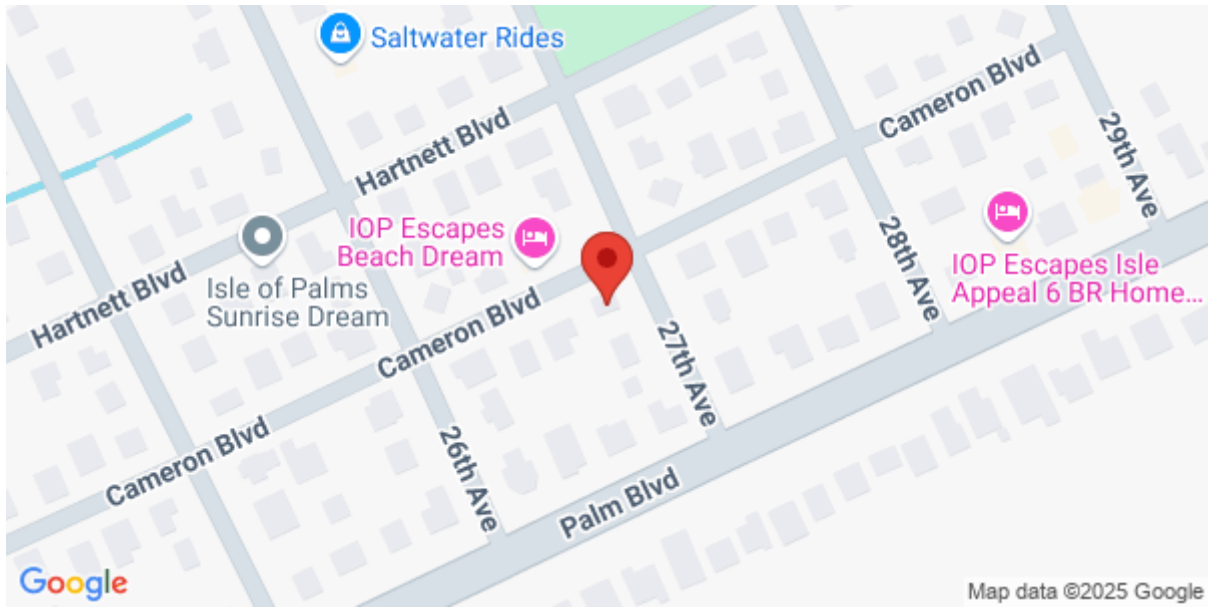
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Check On Site



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Location



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