



# 3301 Palm Boulevard, Isle of Palms, 29451, SC

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**Price - \$4,480,000**

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM      |
|----------|-------|------|----------|------------|----------|
| 6        | 5     | 3920 | 0.2500   | 2008       | 352 Days |

## Features

### Exterior

- Balcony
- Lawn Irrigation
- Rain Gutters

### Cooling

- Central Air

### Heating

- Electric
- Heat Pump

### Floors

- Ceramic Tile
- Wood

## Roof

- Metal

## Security Features

### Interior Features

- Ceiling - Smooth
- High Ceilings
- Elevator
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Ceiling Fan(s)
- Central Vacuum
- Eat-in Kitchen
- Family
- Entrance Foyer
- Living/Dining Combo
- Media
- Pantry
- Separate Dining

## Pool Features

- Pool - Elevated

## Community Features

- Dog Park
- Trash

## Utilities

- Dominion Energy
- IOP W/S Comm

## Fireplace Features

- Family Room
- One
- Wood Burning

## Window Features

- Window Treatments - Some

## Lot Features

- 0 - .5 Acre
- Level

## Style

- Traditional

## Laundry Features

- Laundry Room

## Other

- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Outside Access
- Sitting Room
- Split
- Walk-In Closet(s)
- Beach Access

## Description

Live your best life in this spectacular, custom built beach house by esteemed builder, Sheppard Construction. Located right across the street from the pristine beaches of Isle of Palms. Nestled among live oak trees, this 6 bedroom, 5 bathroom home was designed to take full advantage of the sea breezes, natural light, and scenic views. Designed to maximize privacy, the elevated floor plan offers indoor/outdoor living through the 18 sets of Mahogany French doors leading to the elevated pool deck and second story porch. Upon entering the front door of this reverse floor plan home, you'll find two ensuite bedrooms. Bedroom 1 has a queen bed, a walk-in closet with a custom closet system and bathroom w/ a drop in tub & tile surround. Bedroom 2 has a king bed and a bathroom w/ drop-in tub & tiled surround that also conveniently connects to the hallway. Down the hall is bedroom 3 which has 2 sets of bunk beds. This floor also features the media room, with built-in speakers, built-in media station and a mini fridge. Additionally, there is a Primary suite on the first floor. This space offers a walk-in closet with custom organizers, a secondary reach-in closet, and a massive bathroom with a drop-in bubbler tub w/ marble surround, dual countertops, marble shower, and separate water closet. The primary has a private lounge area within, as well as all access doors leading to pool and deck. With an elevated pool you will have ultimate privacy while enjoying the summer sun with travertine surround and outdoor speaker system. The second floor boasts a large open living space with a real wood burning fireplace, concrete hearth, built-in ceiling speakers, and doors leading to the upper deck. The designer inspired Chef's kitchen offers Sub Zero side by side refrigerator, Wolf gas range with double ovens, wine fridge, ice maker, Bosch dishwasher, a coffee station, built-in microwave, built in glass front cabinetry, marble countertops, and a Wolf vent hood and bar sink in the island. The laundry is conveniently connected to the kitchen with custom built in storage. The dining room is adjacent to the kitchen with ample room for all of your guests with plenty of room left for an additional seating area at the front of the home. This floor also has 2 ensuite bedrooms. Bedroom 4 has a king bed, a reach-in closet and a bathroom w/ a tiled shower that connects to the hallway. Bedroom 5 has a queen bed, a walk-in-closet and a bathroom with a drop in tub and tile surround. As an added bonus a spiral staircase leads to a "widow's walk" rooftop porch offering a breathtaking panoramic view of the Atlantic ocean beneath a stretched sunshade. The side yard has a private gated entrance and boasts a firepit and ample space to enjoy those salt air breezes. Some of the many additional notable features of the home include 3 car garage plus room for toys, golf carts, ping pong table etc, 3 stop elevator, central vacuum, outdoor shower in garage, large owners' closet in garage and main house, irrigation system, Bahama shutters, house alarm system, crown molding throughout, 9ft+ height ceiling, site finished hardwood flooring and more! Side entry driveway located on 33rd Ave. Located on the north end of the island, this home is a short golf ride to the IOP Marina, Rec Department, shopping, and dining.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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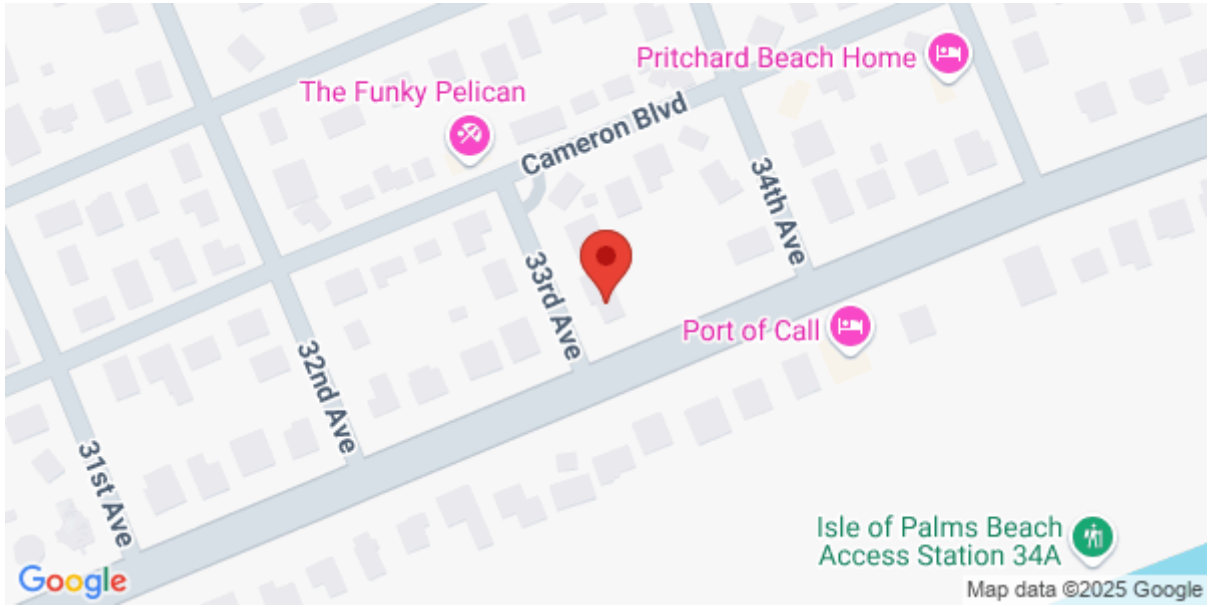
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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