



40 STEDY GIT N IT, SAINT HELENA ISLAND, BEAUFORT

SOLD

Build on your private island with a deep water covered dock, boat lift, & floating dock already in place, surrounded by marsh views and a Wildlife Turkey Federation conservation easement. Of the 10.47 acres of high ground, 5.04 acres are in the conservation easement which leaves 5.43 acres of high ground for your dream estate. Owner has also been conveyed 9.53 acres of pristine marshlands which it will quit-claim to the buyer. Cross the private timber bridge (supports 24,000 pound per axle group) to property perfectly situated on Doe Point Creek with easy boating access to Port Royal Sound, & enjoy the best of both inshore and Atlantic Ocean game fishing. Well water, power, & a septic system is already in place. Pump house has a reverse osmosis system & sump pump. Beaufort, SC was ranked by Wall Street Journal as #1 among the top 10 emerging luxury markets of 2023. The property is strategically located between Hunting Island State Park with 5 miles of oceanfront beaches, and historic downtown Beaufort, SC which also received recent acclaim from Conde Nast Traveler and Southern Living. Movie notoriety here spreads over many years for filming Big Chill, Forrest Gump, The Great Santini, and even the recent TV series Outer Banks. Property cannot be subdivided per the conservation easement terms and is limited to one dwelling and one dock. The existing 12 foot wide timber bridge to the Island can support a maximum load of 24,000 pounds per axle group, and can support a vehicle with multiple axles, provided the load bearing axles are at least 12 feet apart. Both motors replaced on boat lift in 2017. Two Septic tanks approved by DHEC in 2008 are in place to accommodate a maximum seven-bedroom house. Pumphouse includes a Reverse Osmosis (R/O) system and a sump pump. Landscaping irrigation system piping is in place underground but not connected to a controller.

MORE DETAILS

Address:

40 Stedy Git N It
Saint Helena Island, SC 29920

Acreage: 10.5 acres

County: Beaufort

GPS Location:

32.412796 x -80.569930

PRICE: \$1,500,000