



3067 MARSHGATE, SEABROOK ISLAND, CHARLESTON

ACTIVE

Modern elegance with stunning vistas that include not only Capn Sams creek but the Kiawah River, Atlantic Ocean and the southernmost tip of Kiawah Island! The interior offers a clean minimal aesthetic, upscale finishes, and functional, comfortable living with room for family and friends. The reverse floor plan puts all of the living spaces and the primary bedroom suite on the second floor- to take full advantage of this highly sought after location- five guest bedrooms and three full bathrooms are downstairs. Oversized windows run corner to corner throughout the home affording panoramic views from nearly every room and flooding the house with natural light. The home's open floor plan allows uninterrupted movement through the living room, kitchen and dining areas. The living room features a marble surround fireplace surrounded by cabinetry, a unique cupola over the seating area and access to the rear deck. The adjacent kitchen is graced by clean lines, sleek high-end cabinetry, quartz counters, Thermador appliances, a hidden walk-in pantry and huge wooden counter with seating for eight. In addition to the counter seating, there are two other dining areas, one in the kitchen and in the living room. Both dining areas overlook the rear deck and offer fabulous views. Three other unique spaces complete the living area- a reading area with built-in bookcases, a cozy family room and an alcove with a piano. The primary bedroom suite has access to the rear deck, a tray ceiling, large bathroom with tub, separate shower, dual vanity and custom built-ins throughout including the walk-in closet. On the garage level there is conditioned space the is being used as a game room but is a multi-purpose room that would make a great home gym or workshop. The home's flow extends to the outdoor living areas where generous decking and covered porches provide year-round enjoyment. The first-floor porch wraps around three sides and the upper deck extends the length of the house. There is also a private dock with floater, a ground level wooden patio and roof top "Captains Watch" observation deck with seating area. This incredible home is a place where owners seeking a respite from their busy lives joyfully coexist with bottlenose dolphins, whitetail deer, bobcats roaming the marsh, great blue herons staking their dinner, eagles flying overhead and a plethora of other wildlife. Home furnishings are negotiable but personal items, all artwork and piano are excluded. Other features include: Loewen windows, Whole house generator, Solar Panels, 6-burner gas cooktop, 2 dishwashers, 2 wall ovens, full laundry room, wood floors throughout the living areas, custom built-ins throughout, Three-stop elevator, Ipe decks and porches with stainless cable railings, private dock with pier head and floater, tremendous storage and outdoor shower. 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.

MORE DETAILS

Address:

3067 Marshgate
Seabrook Island, SC 29455

Acreage: 0.5 acres

County: Charleston

GPS Location:

32.582306 x -80.149256

PRICE: \$6,700,000