



2318 PALMETTO FORT, MOUNT PLEASANT, CHARLESTON

ACTIVE

This listing includes 2318 and 2290 N Palmetto Fort Dr (Tax IDs 577-14-00-031 and 577-00-00-002) 2318 is a .43 acre property with a beautifully renovated 3 bed, 2.5 bath elevated home (1675 sqft). This additional parcel is adjacent to the one-of-a-kind, 5-acre farm in the middle of Mt Pleasant! The thoughtfully designed, custom-built horse farm sits between Oyster Point and Liberty Hill Farm off Rifle Range Rd. There is nothing like this in Mount Pleasant! The farm features a beautiful 1 bedroom/2 full bath, 1000 sqft caretaker's cottage; 2752 sqft custom barn with five 12' x 14' stalls; 180' X 150' riding arena with professional-grade GGT (German Geo Textile) laser-leveled footing and drainage system installed by East-West Arena Construction; five impeccably maintained, rotated pastures with large run-ins and two chicken coops. The house sits on a 0.43 acre lot and has 3 bed, 2.5 baths. The home accesses the farm through a gate on the side of the farm. This 1960 sqft home matches the coastal farmhouse style of the buildings on the farm, including board and batten siding and metal roof. From the front porch, enter the home through the foyer and note the hardwood floors, custom lighting and fans, and spacious open floor plan. Large windows and full light French doors in the rear, bringing the outdoors in. The kitchen includes a large island with an abundance of storage; custom Shaker-style white cabinets; quartz countertops; white subway tile counter-to-ceiling backsplash; and stainless steel appliances including gas stove and vent hood. Beyond the kitchen is the dining area to the right and the family room to the left. Between them are French doors leading to the large back deck where you can watch your horses graze through the trees over morning coffee or evening drinks! All bedrooms feature hardwood floors; custom lighting, fans, and shades; and beautifully finished en suite bathrooms. The elevated home has 2 garage bays that would hold 3+ cars and has an enclosed area for an office or workshop (not included in the sq footage). A thick buffer of trees surrounds the property making it very private. The property was designed and built with a focus on pasture and arena drainage, which is often overlooked on farms in the Lowcountry. The owners prioritized drainage and arena quality to promote horse hoof health and the overall well being of the horses. As you drive through the automatic gate, a canopy of live oaks welcomes you to the farm. The long driveway is flanked by beautiful fenced pastures on the left and right. As you continue down the drive, you'll see the barn ahead on the left, the riding arena just past the barn on the left, and the caretaker's cottage straight back. Numerous raised flower beds adorn the perimeter of the barn and the driveway, and the perimeter of the cottage is beautifully landscaped and includes a raised vegetable/herb garden. CUSTOM BARN CONSTRUCTION DETAILS: – 2752 sqft (64' x 43') – Hardie plank board and batten exterior and metal roof – In the rear, 4 stalls with 8'H Dutch doors leading outside – In the front, 1 stall, climate-controlled tack room, and large open storage area for farm equipment, hay, etc – Each of the five stalls has a dedicated wall mounted fan and five ceiling fans are mounted in the center aisle. – Two 14' aisles cross through the middle of the barn with double 7'W x 10'H sliding barn doors on all 4 sides allow for amazing cross breezes – Interior of barn and stalls finished with pressure-treated pine board and batten – Stalls have decorative metal upper grills with metal framed stall doors – Wash rack outside of barn with hot and cold water – Water spigots and electrical outlets throughout barn – Barn is on city water and pastures on well water CUSTOM CARETAKER'S COTTAGE DETAILS: 1 Bed/2 Bath, 1000 sqft. The exterior complements that of the barn with Hardie plank board and batten and metal roof. Enter from the full-length, rocking chair front porch into the family room. Note the vaulted ceiling with decorative exposed beams and hardwood floors. To the right is the kitchen with island and breakfast bar. Through sliding barn doors to the left, you'll find the large bedroom with hardwood floors and 10' smooth ceilings. The en suite bath features tile floors, custom vanity, shower with tile floor and surround, linen closet, and laundry closet. A second, self-contained full bath is accessible from the front porch and could serve as a future pool bath and/or dedicated farm guest bath. ARENA FOOTING DETAILS – GGT (German Geo Textile) Footing is made up of polyester fibers and sand – Increased impact resistance – Protection for joints and ligaments – Prevents muscle fatigue for the horse – Prevents compacting of arena surface – High water storage capability – Drains quickly and easily – Allows for riding in all weather conditions – Reduced dust – Less maintenance – Long lasting due to high quality fibers, high tensile strength, and UV rating There is nothing like this property in Mt Pleasant. Location is less than 3 miles to Town Center shopping and dining, less than 4

miles to I-526, and less than 4 miles to the beach!

MORE DETAILS

Address:

2318 Palmetto Fort
Mount Pleasant, SC 29466

Acreage: 5.4 acres

County: Charleston

GPS Location:

32.832124 x -79.801466

PRICE: \$5,295,000