



## 21 SWEET GRASS DRIVE, BEAUFORT, BEAUFORT

### ACTIVE

\*Presenting an unparalleled opportunity to own a distinguished 12.55-acre deep-water estate on the Morgan River but with views of the Atlantic Ocean, nestled within the serene enclave of Judge Island, SC.\* This exceptional property, spanning nearly an entire point of the island, affords an unrivaled level of privacy and a unique waterfront lifestyle, rarely found elsewhere. It's a sanctuary where the grandeur of nature meets luxury living.\*Key Highlights of This Majestic Estate:\*\*Expansive Acreage and Premier Location:\* The estate's sprawling 12.55 acres sit prominently on the deep and wide waters of the Morgan River, providing breathtaking views of the ocean and St. Helena Sound. Comprising three parcels of land (over 9 additional acres have been purchased by current owners since they acquired the property), it offers an exclusive, nearly full-island experience. \*Architectural Marvel:\* The estate features a luxurious 3,800 square foot residence with 4 bedrooms and 3 bathrooms, each radiating with modern southern charm. The custom handmade steel front door and heart of pine floors set the stage for a home adorned with premium finishes, including travertine tile and granite countertops, showcasing a level of sophistication that is truly exceptional. \*Unmatched Views and Natural Splendor:\* The property promises unparalleled sunrises and sunsets, with every window framing a captivating view of the surrounding waters, creating a living masterpiece of the natural world. \*Boater's Haven:\* Included plans for a boat lift and covered pier (with permits nearing approval) cater to boating enthusiasts, ensuring easy access to the water and endless aquatic adventures. \*Equestrian Dream:\* The vast acreage, free from the usual neighborhood restrictions, offers a perfect canvas for equestrian pursuits, making it an idyllic setting for horse lovers to create their own paradise under the numerous live oaks on the property, and water views as well. \*Additional Luxuries:\* Two new, extra-large custom storage buildings provide ample space for all manner of lifestyle needs, from boating equipment to equestrian gear. \*Secluded Luxury:\* This estate affords a level of seclusion and intimacy unmatched in most waterfront properties, making it the perfect escape for those who seek a peaceful, yet luxurious, waterfront lifestyle. This Judge Island estate is not merely a home; it's a lifestyle choice for discerning buyers who value privacy, luxury, and an intimate connection with nature, without the confines of neighborhood restrictions. It beckons those who dream of an equestrian and boating paradise rolled into one. The drive onto the island is an experience in and of itself. \*\*Please Note:\*\* Buyers are advised to verify all important information, including acreage, square footage, lot size, boundaries, utilities, schools, etc. A pre-approval letter is required for financed offers and proof of funds for cash offers. The listing agent is related to the sellers.

### MORE DETAILS

#### Address:

21 Sweet Grass Drive  
Beaufort, SC 29907

**Acreage:** 12.6 acres

**County:** Beaufort

#### GPS Location:

32.461996 x -80.566513

**PRICE: \$2,999,999**