



1306 Palmetto Boulevard, Edisto Beach, 29438, SC

https://greathomesofcharleston.com/properties/1306-palmetto-boulevard/edisto-beach/sc/29438/MLS_ID_25002715



Price - \$2,690,000

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM |
|----------|-------|------|----------|------------|---------|
| 5 | 4 | 1592 | 0.3500 | 1950 | 67 Days |

Features

Floors

Exterior

- Lawn Irrigation
- Lighting

- Ceramic Tile
- Vinyl
- Wood
- Luxury Vinyl

Roof

- Metal

Laundry Features

Community Features

- Boat Ramp
- Club Membership Available
- Golf Membership Available
- Marina
- Pool
- Trash

Pool Features

- Laundry Room
- In Ground

Interior Features

- Ceiling - Smooth
- Kitchen Island
- Bonus
- Eat-in Kitchen
- Great
- Living/Dining Combo
- Pantry
- Sun
- Utility

Utilities

- Dominion Energy

Window Features

- Storm Window(s)
- Thermal Windows/Doors
- Window Treatments

Lot Features

- High

Style

- Traditional

Other

- Beach Access
- Beach Front
- Ductless
- Wall Unit(s)
- Ceiling Fan(s)

Description

CHARMING BEACHFRONT COTTAGE WITH RARE GUEST HOUSE-1306 Palmetto Blvd. This completely remodeled 1950's Original offers a unique blend of classic charm and modern luxury. Situated on a spacious and deep 0.35 acre lot, protected by rolling berms, this property includes a rare guest house, providing a total of 6 bedrooms and 5 full baths, all fully renovated to perfection!!!

A Total Renovation: Both the main house and the guest house have undergone extensive renovations; new electrical and plumbing, HVAC systems, (ERS) Energy Recovery System for fresh air and humidity management, new windows and doors have been installed where needed, the RO tank has a switch for each zone, Everlast heavy-weighted siding and the entire property is encapsulated with cell foam insulation for superior energy efficiency and comfort. In addition, there was restoration of the original hardwood floors and tongue in groove beadboard ceilings in the main house.

Architectural Excellence: The property boasts new architectural drawings with updated floorplans for both main and guest houses. Both structures were gutted to the studs and beyond, then rebuilt according to the new floor plans. All structural issues were identified and either replaced or repaired, ensuring a firm foundation and modern design. The main house features a stunning new two-story deck (which overlooks the pool and beyond, to the ocean) with spiral staircase connecting the levels, while the guest house boasts a new deck with ocean views and roofline. The property holds a Certificate of Completion.

Modern Amenities: Enjoy high-end appliances in the main house with multiple refrigerators/freezers and full size washer and dryer, quartz countertops and a large kitchen island for preparing extravagant or easy meals. To differentiate, the high end appliances in the guest house are adorned in beautiful white and gold trim, along with a gas stove and quartz countertops with an eating counter for meals or workspace, all while enjoying ocean views! The guest house has an upgraded two-in-one washer/dryer for space saving, too. Both the main and the guest houses have fabulous bathroom remodels with each offering tankless hot water heaters.

Outdoor Paradise: Jump into the large saline swimming pool with a spacious deck area, flexible shading, and perimeter fencing. The main house also includes a new outdoor shower and a four-hole putting green under the deck. There's a large screened in porch under the main house where you can enjoy low country boils, oyster roasts or just hanging out while listening to the waves crash.

Sustainable Living: Equipped with electric car charging stations at both the main and guest house, this property is designed for eco-friendly living.

Additional Features: Total above ground sqft is 2120 with an additional 450+/- sqft on the ground floor level of the main house. This ground floor level has an owner's closet, changing room, bonus room/bedroom, full bathroom, as well as multiple storage options. The majority of this space has been treated with closed cell insulation for added heating and cooling management. Full house Generac generator for the main house, and all-new landscaping with irrigation, retaining wall, and hardscape as needed. Renters rave about how well stocked the property is from the kitchen with small appliances to beach towels and bath supplies! Move-in ready!

Investment Opportunity: This property is located in a desirable mid-beach location and is in an AE flood zone. In addition, Edisto Beach is scheduled for beach re-nourishment, enhancing its long-term value. If you're interested in a Premium Investment Opportunity, this is worth exploring! Beach properties with a guest house are rare on Edisto! ACT QUICKLY! Annual Projected Gross Rental Income is over \$200,000

SEE THIS PROPERTY



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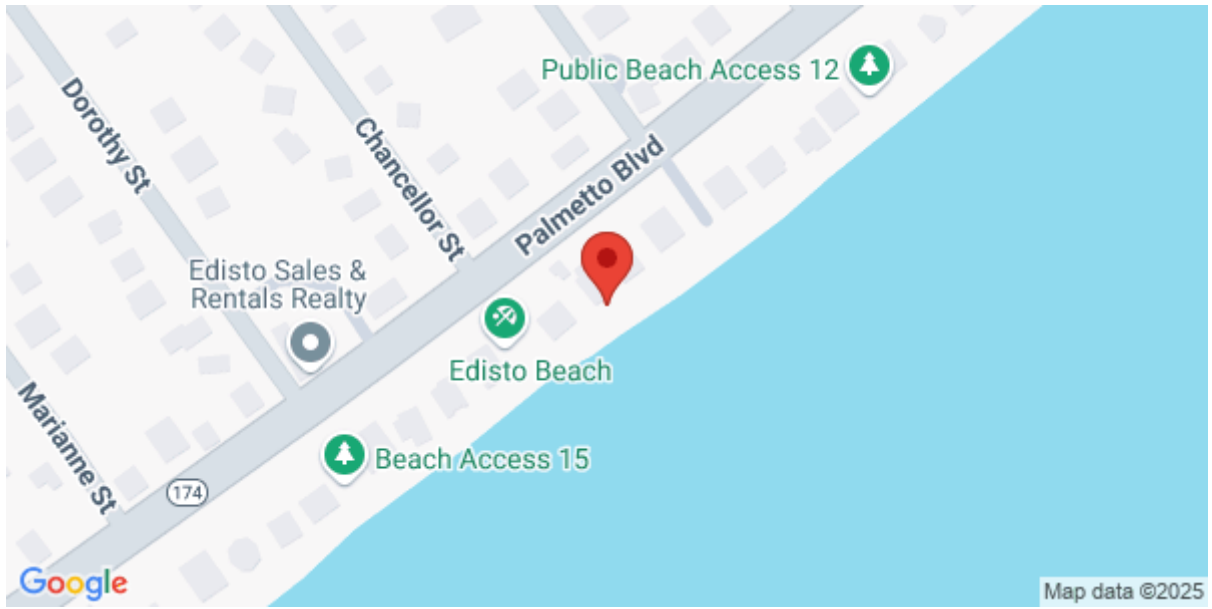
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Check On Site



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Location



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