



# 2224 Shoreline Drive, Johns Island, 29455, SC

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**Price - \$1,199,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	2345	2.0300	1984	19 Days

## Features

### Exterior

- Lawn Well
- Rain Gutters

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Ceramic Tile

- Wood

## Roof

### Interior Features

- Architectural
- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- See Remarks
- Walk-In Closet(s)
- Ceiling Fan(s)
- Family
- Entrance Foyer
- Great
- Office
- Pantry
- Separate Dining

## Laundry Features

- Laundry Room

## Community Features

- Dock Facilities
- Trash

## Utilities

- Berkeley Elect Co-Op
- John IS Water Co

## Fireplace Features

- Gas Connection
- Gas Log
- One

## Window Features

- Skylight(s)
- Window Treatments

## Lot Features

- 2 - 5 Acres
- Interior Lot
- Level

## Style

- Contemporary

## Other

- Ceiling Fan(s)
- Walk-In Closet(s)

## Description

Luxurious Lowcountry Living on 2+ Acres with Community Dock Access to Stono River Custom home recently remodeled into a 4-bedroom, 3-bathroom home nestled on over 2 acres of beautifully landscaped grounds in a Johns Island community that has large lots, mature trees and breezes off the Stono River. This home is ideal for those seeking peace and privacy while still being close to Charleston's top dining, shopping, and beaches. As you enter through into the foyer, you'll notice the high-end finishes from Ipe " custom milled flooring to Birch wood custom built-ins, casement new windows, solid interior doors, and 10' ceilings that bring in an abundance of natural light. The main level has 2 guest bedrooms, each offering comfort and privacy. The living room, with its open layout, flows seamlessly in the dining area, creating an ideal space for gatherings. The brand-new gourmet kitchen is a chef's dream, featuring tile flooring, custom cabinetry, a farmhouse sink, a spacious island, and recessed lighting. This culinary space not only caters to your cooking needs but also opens directly onto the expansive outdoor deck, perfect for dining and entertaining. Check out the iron custom handrail that leads to the second floor. The primary bedroom on the 2nd floor offers serene views of the lush surroundings and includes a spa-like en-suite bathroom. Adjacent to the primary suite is a versatile office space, complete with a substantial closet, catering to remote work or personal projects. Just a few steps up, an additional guest bedroom awaits, featuring its own en-suite bathroom, ensuring comfort and convenience for all residents. There is access to a large walk-in attic space through the primary suite's walk-in closet, offering ample storage solutions. The expansive outdoor living includes an oversized deck with Ipé flooring that leads to a screened gazebo providing a perfect setting for outdoor relaxation and entertainment. The backyard is entertainment-ready with a fire pit, picnic space, and a powered gazebo with a dedicated breaker box are ideal for hosting gatherings and enjoying outdoor activities. Nature enthusiasts will enjoy a bamboo zen nook, Confederate jasmine trellis, bird sanctuary, and raised garden beds, offering a tranquil retreat. Mature olive trees, Meyer lemon trees, and camellias thoughtfully placed throughout the estate, enhance its natural beauty. Additional Enhancements include a Whole-House Generator: an updated commercial-grade circuit panel, a hard-wired smoke alarm with a sniffer system, and a cellular-connected burglar alarm with battery backup for comprehensive safety and security. A top-of-the-line Trane split system HVAC installed with full ductwork replacement, insulation, and mastic applied under the house to ensure energy efficiency and comfort. Encapsulated crawl space with dehumidifier plus French drains with sump pumps that pump to perimeter ditch installed for prevention. Additionally the gutter system drains to the perimeter ditch. The garage has been fully refinished with resin-epoxy floors and painted drywall, providing a clean and functional space for vehicles and storage. Shoreline Farms offers a community dock for water lovers. The community dock provides easy access to the Stono River, perfect for picking guests up in your boat, kayaking, fishing, or soaking in breathtaking sunsets. This property embodies a harmonious blend of luxury, functionality, and natural beauty, making it a perfect sanctuary for those seeking a serene Lowcountry lifestyle.

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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