



# 2731 Hamlin Beach Road, Mount Pleasant, 29466, SC

[https://greathomesofcharleston.com/properties/2731-hamlin-beach-road/mount-pleasant/sc/29466/MLS\\_ID\\_24000205](https://greathomesofcharleston.com/properties/2731-hamlin-beach-road/mount-pleasant/sc/29466/MLS_ID_24000205)



**Price - \$849,999**

**Lot Size    DOM**

1.5200      462 Days

## Features

### Utilities

- Electricity Connected
- Water Connected

### Lot Features

- 1 - 2 Acres
- 2 - 5 Acres
- Level
- Wetlands

### Other

- Waterfront - Shallow

## Description

The drone pics of this property show the beauty and potential for a private residence, your own secluded retreat in the heart of Mt Pleasant. With a raised home, built on piers, you will enjoy the amazing views of the Intercoastal Waterway, Hamlin Sound and potentially the Atlantic Ocean in the distance. This raw land is a blank canvas for your Coastal Dream Home. No minimum build requirements and No HOA to approve your new home plans! The entire right side of the property is lined by marsh and a creek that winds its way through the marshland. You will enjoy Nature and Wildlife, in abundance, that is native to the Lowcountry. There may be potential for a crabbing dock or Kayak launch. Either would need to be approved by OCRM and a permit issued to build. This type of property does not come available often. Formerly Heirs property, it has been in this family for two generations. This raw land is zoned S3 and has the potential to be split into a minimum of 3 lots, based on size, and possibly 4. This information was gained from the Charleston County Planning Commission and a buyer and their agent must confirm if this is important to purchasing. This could potentially be a great investment for a builder and spec homes.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

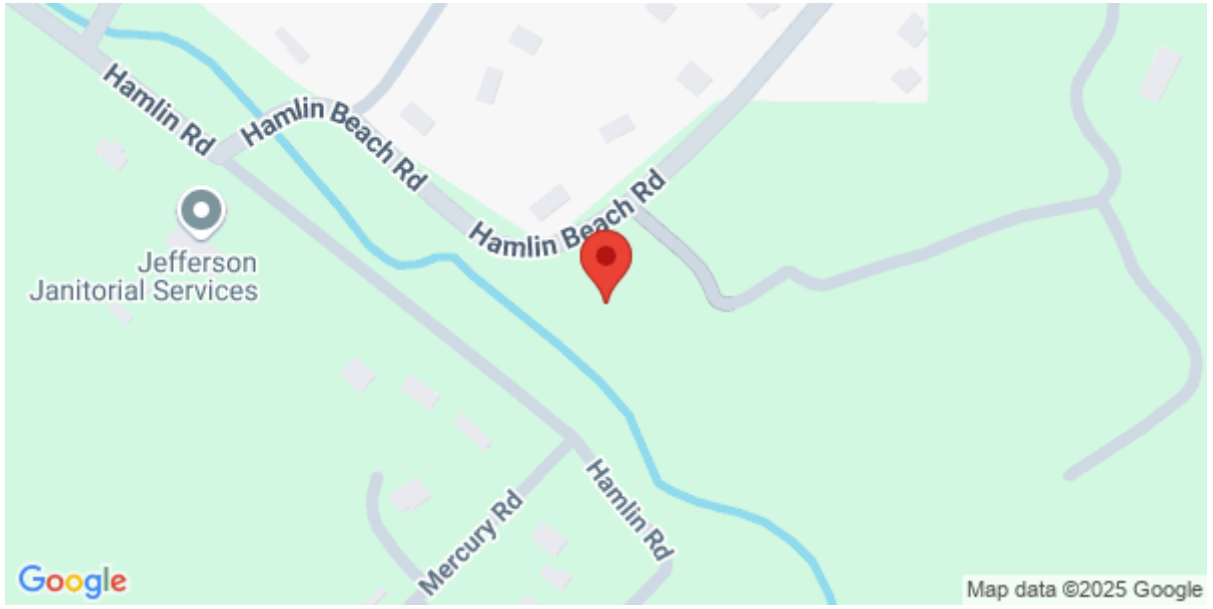
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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