



# 303 Palm Warbler Road, Kiawah Island, 29455, SC

[https://greathomesofcharleston.com/properties/303-palm-warbler-road/kiawah-island/sc/29455/MLS\\_ID\\_24006557](https://greathomesofcharleston.com/properties/303-palm-warbler-road/kiawah-island/sc/29455/MLS_ID_24006557)

**Price - \$1,995,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	2064	0.4200	1978	191 Days

## Features

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

## Community Features

- Entrance Foyer
- Family
- Ceiling - Smooth
- Living/Dining Combo
- Ceiling - Cathedral/Vaulted
- Fitness Center
- Park
- Pool
- Walk/Jog Trails
- Clubhouse
- Trash
- Gated
- Club Membership Available
- Golf Course
- Security
- Tennis Court(s)

## Laundry Features

- Laundry Room

## Fireplace Features

- Family Room
- One

## Lot Features

- 0 - .5 Acre
- Wooded

## Utilities

- Berkeley Elect Co-Op

## Style

- Traditional

## Window Features

- Window Treatments - Some

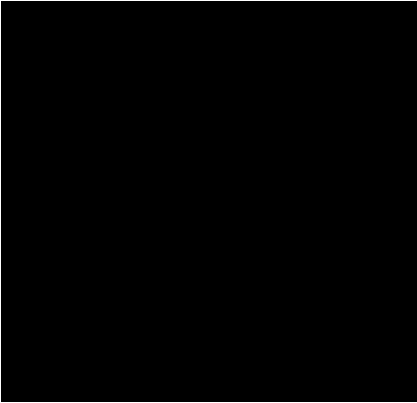
## Other

- Beach Access
- Ceiling Fan(s)
- Outside Access

## Description

A Kiawah Island Club SPORTS level Membership opportunity is available with the purchase of 303 Palm Warbler, a 3 bedroom island oasis five minutes walking to the beautiful beaches of Kiawah Island- a straight shot off of Eugenia Avenue. Spectacularly renovated within the last three years, this property, almost half an acre, exudes curb appeal with lush trees and thoughtfully placed pine straw as it is set back from the road. Cable wiring lines the outdoor decking, and you will find an outdoor grill, exotic ipe decking on the breezy screen porch, along the exterior of the home and on the outdoor shower, a perfect spot to wash off after a day at the beach. As you enter the home, you are greeted with a bright and inviting living room, host to hardwood flooring, a gas fireplace, brightly hued fun furniture, high wood-lined ceilings, and great natural light. An open concept, there is a separate dining space for 8 adjacent to the modern kitchen, featuring a 'tequila sunrise' colored polished Ceasar Stone countertop, stainless steel Jenn Air and Bosch appliances, a gas cooktop, and double sink overlooking the airy screen porch. With one level living, the three bedrooms and two bathrooms are conveniently located on one side of the home- the bedrooms are host to open concept shelving closets, and the vibrantly colored bathrooms show off polished Ceasar Stone "Blizzard" colored vanities and walk-in showers. A separate laundry room features a stacked Artison washer/dryer. Sold completely furnished minus a few personal items. Kiawah Island Club Social level private membership opportunity AND Governor's Club membership opportunity. Buyer to pay 1/2 of 1% of purchase price at closing.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

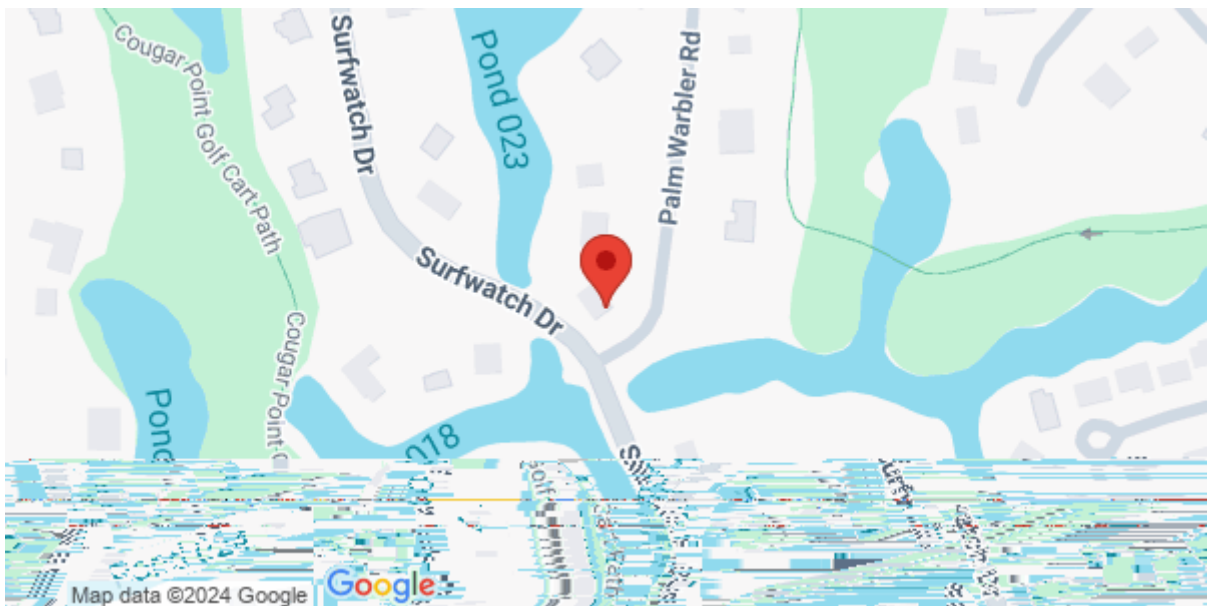
Email: jameseschiller@gmail.com

## Check On Site



[https://greathomesofcharleston.com/properties/303-palm-warbler-road/kiawah-island/sc/29455/MLS\\_ID\\_24006557](https://greathomesofcharleston.com/properties/303-palm-warbler-road/kiawah-island/sc/29455/MLS_ID_24006557)

## Location



303 Palm Warbler Road, Kiawah Island, 29455, SC