



# 3209 Marshall Boulevard, Sullivans Island, 29482, SC

[https://greathomesofcharleston.com/properties/3209-marshall-boulevard/sullivans-island/sc/29482/MLS\\_ID\\_24022873](https://greathomesofcharleston.com/properties/3209-marshall-boulevard/sullivans-island/sc/29482/MLS_ID_24022873)



**Price - \$14,995,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	4	1	3950	0.4800	2025	120 Days

## Features

### Heating

- Heat Pump

### Floors

- Wood

### Roof

- Metal

### Pool Features

- In Ground

### Community Features

- Boat Ramp
- Bus Line

## Interior Features

- High Ceilings
  - Elevator
  - Kitchen Island
  - Walk-In Closet(s)
  - Wet Bar
  - Wine Cellar
  - Entrance Foyer
  - Great
  - Office
  - Pantry
- Elevators
  - Park
  - Pool
  - Tennis Court(s)
  - Trash

## Utilities

- Dominion Energy
- SI W/S Comm

## Fireplace Features

- Great Room
- One

## Style

- Traditional

## Other

- Handicapped Equipped
- Walk-In Closet(s)

## Description

Golden opportunity to own the most iconic property on Sullivan's Island in over 30 years with arguably the best views from any property in all of the Charleston area! This brand new, currently under construction, house will have sweeping, panoramic views of the Atlantic Ocean, Breach Inlet, and the southern tip of the Isle of Palms, and you will be able to relax on any of the multiple decks to enjoy the never-ending ocean breeze and sunrises, or you can take just a few short steps down to what is essentially your own private beach! If you are feeling a little bit more adventurous, you can take the short SUP paddle out to the sandbar at low tide! Obviously, this inlet point property itself is simply fantastic, and the existing rip-rap seawall is invaluable in the sense that if you don't currently have a seawall, you can't get one! In addition to the seawall revetment that currently exists, there will be an additional 90 tons of new rock added on top of what is already there. And furthermore, the new home that has been designed for this property is a masterpiece of design and foresight, and it will have incredible views from every room including the primary suite, living room, dining room, pool area, and the kitchen that will have walls of glass that open onto the decks for true indoor/outdoor living. The upstairs guest rooms and office will also have great views and decks, and the ground level has plenty of space for storage, parking, and covered patio areas to lounge and dine around the infinity pool with spa overlooking the Atlantic. The home construction has begun and is expected to deliver by September 1, 2025, but a buyer still has time to pick many of the finishes if they want to add their own personal touch. Along with the high level of construction and the unbelievable setting, this property is tucked into the lot providing maximum seclusion with three sides of ocean providing the ultimate sense of privacy. This is going to be one of the most incredibly finished properties on the East Coast, so don't wait to own a truly iconic piece of Sullivan's Island with the best views anywhere around!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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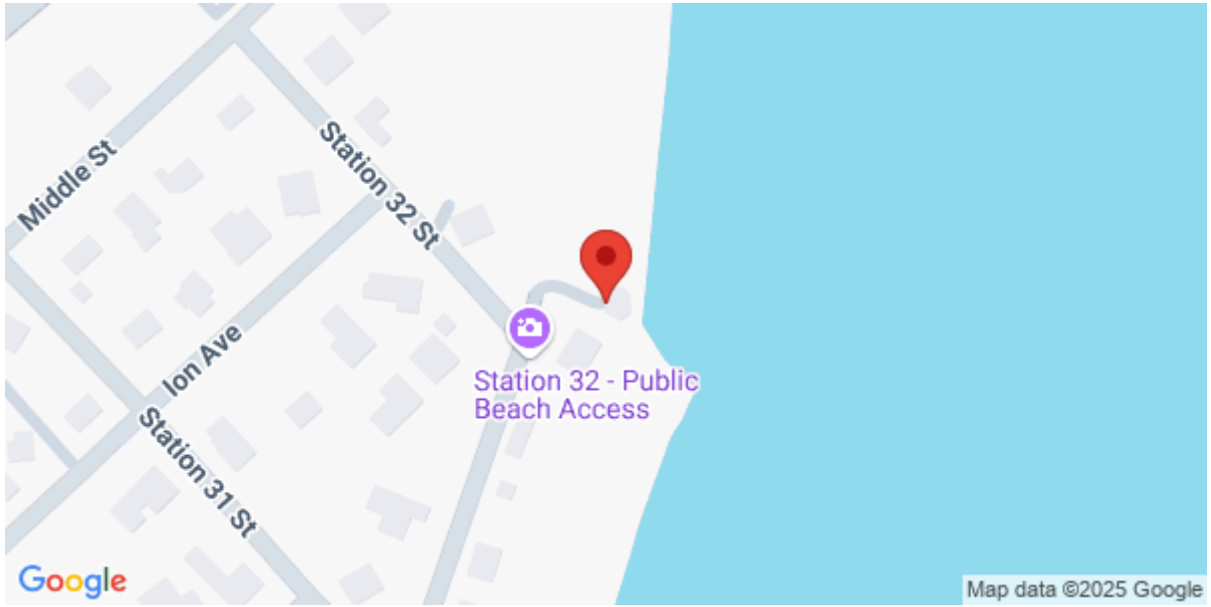
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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