



# 403 Pelican Flight Drive, Dewees Island, 29451, SC

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**Price - \$1,875,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	2696	1.0000	1999	320 Days

## Features

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Roof

- Metal

### Security Features

- Fire Sprinkler System

### Community Features

- Boat Ramp

## Interior Features

- Clubhouse
- Dock Facilities
- Fitness Center
- Marina
- Pool
- Security
- Tennis Court(s)
- Walk/Jog Trails
- Beamed Ceilings
- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- Kitchen Island
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Entrance Foyer
- Living/Dining Combo
- Loft
- Separate Dining
- Utility

## Utilities

- Dominion Energy

## Fireplace Features

- Family Room
- One

## Window Features

- Window Treatments

## Lot Features

- .5 - 1 Acre
- 1 - 2 Acres
- Wooded

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Other

- Ceiling Fan(s)
- Beach Access
- Lake Front

## Style

- Contemporary

## Description

Welcome to 403 Pelican Flight Drive, where luxury meets the oceanfront. This stunning 2,696 sq ft residence has been meticulously upgraded, offering an unparalleled coastal living experience. Discover 4 beautifully appointed bedrooms and 3 elegantly remodeled bathrooms, all within a home that's fully furnished and ready for immediate enjoyment, complete with two golf carts. You'll be stunned by the new Marvin windows and French doors, featuring a chic pebble gray exterior and bare pine interior, boasting advanced Low E2 Argon technology for superior energy efficiency. These windows and doors are Impact Zone 3 rated, designed to withstand extreme weather conditions, ensuring peace of mind. The expansive decking, completely renovated with gray Azek Composite boards and stainless steel cable railings, offers a durable and stylish outdoor space to take in the panoramic ocean views. The chef's kitchen is a dream come true, featuring new cabinets, stunning Cambria Quartz countertops, and top-of-the-line appliances, including a KitchenAid refrigerator and an Energy Star-rated Zephyr beverage cooler. Bathrooms have been transformed into spa-like retreats with custom ceramic tiles, Cambria Quartz vanities, and contemporary plumbing fixtures. Heart Pine flooring and modern LED lighting throughout enhance the home's warm and inviting ambiance. For year-round comfort, the home boasts new HVAC units, a Mitsubishi mini-split system, and a new in-ground 500-gallon LP gas tank paired with a Generac gas-powered generator. The property has been freshly painted inside and out and includes new fans, a whole-house surge protector, satellite internet, and unique furnishings like a swinging bed on the porch. Designed as both a haven and a fortress, this home features hurricane-rated windows and doors throughout. Experience the epitome of coastal living with breathtaking ocean views, modern comforts, and impeccable style at 403 Pelican Flight Drive.

## SEE THIS PROPERTY



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### **Check On Site**



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### **Location**



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