



# 4239 Tom Point Road, Hollywood, 29449, SC

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**Price - \$5,975,000**

| Bedrooms | Baths | Half Baths | SqFt | Lot Size | Year Built | DOM      |
|----------|-------|------------|------|----------|------------|----------|
| 7        | 8     | 2          | 7594 | 216.2400 | 2002       | 157 Days |

## Features

### Exterior

- Dock - Existing
- Rain Gutters

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile

- Wood

**Interior Features**

- Beamed Ceilings
- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Wet Bar
- Ceiling Fan(s)
- Eat-in Kitchen
- Great
- Media
- In-Law Floorplan
- Office
- Pantry
- Utility

**Roof**

- Metal

**Security Features**

- Security System

**Fireplace Features**

- Great Room
- One
- Wood Burning

**Utilities**

- Dominion Energy

**Window Features**

- Window Treatments - Some

**Lot Features**

- 10+ Acres
- Wetlands
- Wooded

**Style**

- Cottage
- Traditional

**Laundry Features**

- Laundry Room

**Other**

- Handicapped Equipped
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Outside Access
- Sitting Room
- Walk-In Closet(s)
- Marshfront
- Pond
- Tidal Creek
- Waterfront - Deep

## Description

Less than an hour south of Charleston, South Carolina lies "Boardwalk," a quintessential sea island retreat within the renowned ACE Basin. At 216 acres, Boardwalk boasts more than one mile of frontage on pristine Tom Point Creek and a spectacular Reggie Gibson-designed residence. This rare, all-season waterfront property is where memories are made. Located minutes from historic Edisto Island and Edisto Beach State Park, Boardwalk is surrounded by cultural and natural wonders. It also comes fully furnished and equipped - ready for your next family reunion or holiday get-together. The gracious, well-appointed 7,594-square-foot lodge was custom built in 2002 and has been meticulously maintained. It sleeps up to 20 people and is designed for both large and intimate gatherings. The main house offers beautiful, expansive areas for dining and entertaining and is flanked by multiple separate living quarters and porches, just steps away from each other and conveniently connected by one continuous boardwalk - hence the name. This thoughtful arrangement offers both conviviality and privacy, making Boardwalk the perfect venue for large, multigenerational events. Moreover, its southern waterfront exposure provides a consistent breeze and breathtaking view from nearly anywhere on the compound. The two-story raised main house features a solid wood exterior and exquisitely proportioned windows (including hurricane shutters), along with brick-accented piers and a standing seam metal roof. A ramp on the west end of the boardwalk and an elevator in the main house enhance accessibility. Boardwalk includes seven private bedrooms - including an eight-bed bunk house - eight full bathrooms, and two half baths. The entire compound is oriented toward the water, with lovely landscaping and native plants all around. Natural light pours into the cathedral-style great room, which is lined with built-in bookshelves and cabinets. Features include heart pine paneling, vaulted ceilings, a dual wood-burning fireplace with resplendent mottled copper accents and old Charleston brickwork, a wet bar, half bath, a billiards table, and French doors leading to a screened in porch that spans the length of the great room and dining room combined. On the other side of the magnificent fireplace is the large formal dining room, which seats 20 and features built-in corner cupboards. The chef's kitchen smartly includes generous waterfront windows, with a reading sofa niche and spacious breakfast alcove. Cooks and guests alike will appreciate the Vermont slate and butcher block counters, the milk wash heart pine walls and ceilings, mottled copper accent wall, and six-burner GE gas stove with griddle. From the kitchen, one can easily access the large butler's pantry, laundry facilities, gun room and screened in outdoor grilling kitchen. Boardwalk is a classic ACE Basin property, affording the most treasured of Lowcountry pastimes - whether it be hunting, fishing, boating, nature observation or horseback riding. The property's mature mixed pine-hardwood forest harbors bountiful deer and turkey habitat, enhanced by the long shoreline, large neighboring properties, and peninsula-shaped privacy of the estate. Three fenced, freshwater impoundments and a three-acre pond attract various species of shorebirds, wading birds, waterfowl and fish. Bald eagles nest nearby and bottle-nose dolphin frequently swim up Tom Point Creek to feed. Boardwalk's private dock on secluded Tom Point Creek offers myriad all-tide opportunities for motor boating, paddling, saltwater fishing, crabbing, shrimping, swimming and picnicking on one of many undeveloped beaches nearby. The 500-foot dock leads out to a covered, 20-foot by 20-foot pier head with a 10-foot by 40-foot floating dock, as well as a jet dock - all with freshwater supply. The stunningly beautiful North Edisto River estuary is just 15 minutes away by boat. Another 20 minutes downriver, and one is at the entrance to the Atlantic Ocean, where sea turtles nest and tarpon run in summer. Boardwalk's well-kept road system is ideal for nature walks and horseback riding. Six acres of open fields - including two paddocks - connect to a two-stall horse barn, complete with tack room, feed room, electrical power and hot water. One field could be revitalized to serve as a dove field. Adjacent to the field is a beautiful, semi-circular, brick skeet range, large enough to accommodate several shooters. Between the barn and the residence also lies a masonry terrace

and firepit for roasting oysters and cooking out. Additional structures include a 60-foot covered storage lean-to and a 30-foot by 60-foot garage with workshop and two drive-through doors for vehicles or machinery. Boardwalk is being sold "as-is". Don't miss this opportunity for a one-of-a-kind recreational retreat, less than an hour from downtown Charleston and the Charleston International Airport.

## SEE THIS PROPERTY



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### **Check On Site**



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### **Location**



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