



# 617 Arctic Avenue, Folly Beach, 29439, SC

[https://greathomesofcharleston.com/properties/617-arctic-avenue/folly-beach/sc/29439/MLS\\_ID\\_24012575](https://greathomesofcharleston.com/properties/617-arctic-avenue/folly-beach/sc/29439/MLS_ID_24012575)



**Price - \$1,250,000**

**Lot Size    DOM**

0.1200       156 Days

## Features

### Other

- Beach Front

## Description

Opportunity awaits with this prime homesite located at 617 E Arctic Ave on Folly Beach, SC 29439. Situated in one of the most sought-after locations on Folly Beach, this parcel is protected by a rock revetment and presents the perfect canvas to bring your coastal vision to life. The lot will accommodate a 4-bedroom 4 bath 3050 square foot home. Watch the dolphins play and pelicans soar from this property. 617 is close to restaurants and the pier, and only 20 minutes from Historic Charleston. There are only a handful of oceanfront lots left on Folly Beach, so now is the time to secure your future homesite.

617 EAST ARCTIC AVENUE TMS: 328-15-00-039 FLOOD ZONE: AE9 ZONING DISTRICT: RSF- RESIDENTIAL SINGLE FAMILY FRONT SETBACK: 10'-0" SIDE SETBACK: 8.12' EA. SIDE REAR SETBACK: 40'-0" BASELINE BUFFER POOL SETBACK: 5'-0" BUILDING HEIGHT ALLOWABLE: 34'-0" ABOVE FIRST LIVING FLOOR PROPOSED: 34'-0" ABOVE FIRST LIVING FLOOR LOT COVERAGE INFORMATION LOT INFORMATION: LOT SIZE: 5,004 SF LOT WIDTH: 57.22' LOT DEPTH: 87.62' 166.05-03 (4) MAXIMUM LOT COVERAGE: ALLOWABLE (5,004SF \* 0.35): 1,751.4 SF PROPOSED MAX. FOOTPRINT: 1,054.0 SF 166.05-03 (2) MAXIMUM DWELLING SIZE: LOT SIZE: 5,004 SF HIGHLAND BUILDING HEATED SF ALLOWBALE: 3,050 SF BUILDING HEATED SF PROPOSED: TBD 3,050 SF

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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