



# 7 Abalone Alley, Isle of Palms, 29451, SC

[https://greathomesofcharleston.com/properties/7-abalone-alley/isle-of-palms/sc/29451/MLS\\_ID\\_24031356](https://greathomesofcharleston.com/properties/7-abalone-alley/isle-of-palms/sc/29451/MLS_ID_24031356)



**Price - \$3,300,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
7	7	1	5691	0.3000	2007	99 Days

## Features

### Exterior

- Balcony
- Lawn Irrigation

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Ceramic Tile

- Wood
- Carpet

## Roof

- Architectural

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Interior Features

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Elevator
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Family
- Entrance Foyer
- Game
- In-Law Floorplan
- Pantry
- Separate Dining

## Community Features

- Clubhouse
- Club Membership Available
- Dog Park
- Gated
- Golf Course
- Golf Membership Available
- Trash
- Walk/Jog Trails

## Pool Features

- Pool - Elevated

## Utilities

- Dominion Energy
- IOP W/S Comm

## Fireplace Features

- Family Room
- One
- Wood Burning

## Window Features

- Some Storm Wnd/Doors
- Window Treatments

## Lot Features

- Cul-De-Sac

## Style

- Traditional

## Other

- Central
- Ceiling Fan(s)
- Multiple Closets
- Outside Access
- Sitting Room
- Walk-In Closet(s)

## Description

Presenting an extraordinary investment opportunity in the highly desirable gated community of Wild Dunes. This expansive property boasts over 5,600 square feet of luxurious living space, with a proven track record of strong rental income. Located on a quiet cul-de-sac, the house backs up to Palmetto Drive just across the street from the Citadel Beach Club and is just a short walk on your beach access path to the Isle of Palms' expansive white beaches. It is being sold fully furnished and ready to rent so smart investors can see immediate returns without the hassle of furnishing or decorating! This stunning elevated property features 7 spacious bedrooms, each with its own en suite bathroom, along with an additional half bath for guests. The first floor is dedicated to convenience and privacy, housing 6 of the bedrooms with en suite baths, as well as a laundry room. The second floor is designed for entertaining, boasting a large, well-appointed kitchen, a formal dining room, a spacious family room, and a game room complete with a pool table and shuffleboard table. Two sets of French doors lead to the elevated pool, complemented by a large deck with ocean views and a wet bar, creating an ideal space for outdoor relaxation and entertaining. The third floor serves as a private penthouse suite, offering a luxurious primary bedroom, a sitting area and a large bathroom with a garden jacuzzi tub and a walk-in shower. It has a private balcony with breathtaking views of the ocean. The ground floor garage provides parking for four cars and includes a dressing room with a shower located just off the beach access trail, perfect for rinsing off after a day at the beach. This property's robust rental history demonstrates its strong appeal to vacationers and large groups seeking a premier destination. With its exceptional amenities, expansive layout, and prime location in the sought-after Wild Dunes community, it has provided consistent rental income, helping your goal of value appreciation. Within the past 3 months, the owners have purchased and installed 3 new HVAC systems, replaced ductwork throughout the home, replaced the old lights to new LED canned lighting and installed new exhaust fans in all bathrooms. Last year, carpet was replaced in all bedrooms, a new cooktop with down draft was installed and the entire pool was refurbished. That included new equipment, replastered pool w/Krystalkrete Blue Quartz plaster, new LED light and new automation system w/salt cell & wireless capabilities. In 2021, the entire house was painted (exterior and interior), hurricane rated shutters were added, new washer/dryer and dishwasher were purchased, ceiling fans were replaced with new ones and two industrial size brand new water heaters were installed. All of this leaves you with plenty of time to enjoy the home and not worry about making improvements! Whether you're looking to expand your investment portfolio or own a stunning retreat in one of South Carolina's most desirable locations, this property offers an unparalleled combination of luxury, comfort, and financial opportunity. Don't miss this chance to secure a premier investment in Isle of Palms!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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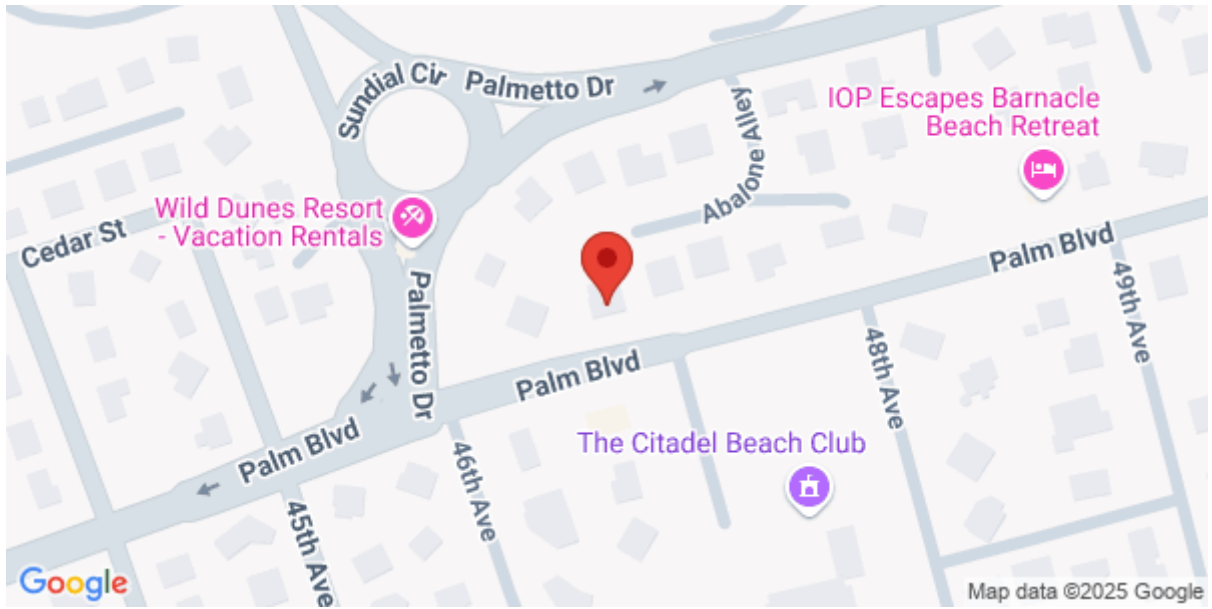
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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