



## 6016 SELKIRK PLANTATION ROAD, WADMALAW ISLAND, SC

Exceptional custom home on Leadenwah Creek designed by Herlong & Associates and built by Kingswood Homes. Featured in the Charleston Style & Design Magazine for its impeccable construction, stunning details, and thoughtful design, this home in Selkirk Plantation wonderfully represents luxurious creekside country living. The house sits beside a majestic stand of 25 grand live oaks and enjoys scenic sunset views. Ideal location for fishing and crabbing with water at all tides.

### RESIDENCE

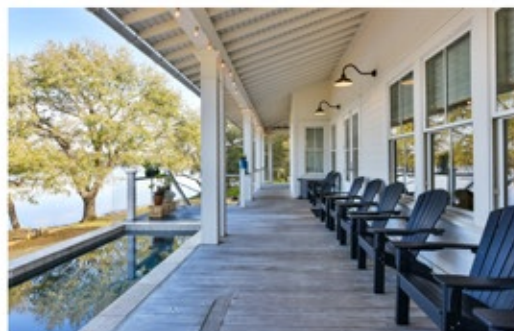
3,622 Square Feet  
3 Bedrooms, 3.5 Baths  
Expansive Back Porch  
Elevator to Main Floor

Built 2013  
Saltwater Pool  
Gas Fireplace  
Custom Lighting

### PROPERTY

3.89 Acres  
Short Dock w/ Floater  
10,000 lb. Boat Lift  
Protected by a Conservation Easement

**OFFERED AT \$2,050,000**



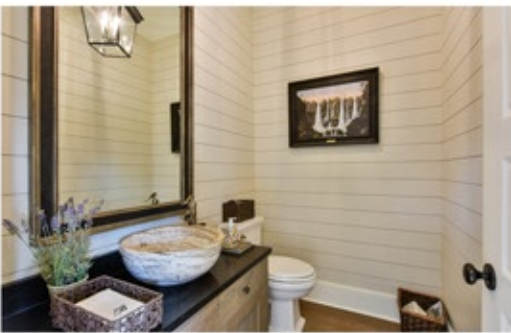
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## PROPERTY DETAILS

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### HOUSE – EXTERIOR

Hardiplank Siding, Fiberglass & Synthetic Trim  
Tabby Shell Stucco Columns  
Galvalume Roof (Aluminum)  
V-Rated Concrete Foundation  
Marvin Hurricane Rated Windows  
Foam Insulation - Double Roof  
Lighted Saltwater 8 ft Plunge Pool  
Outdoor Shower  
Ipé Decking in Front and Rear  
3-Car Garage, Climate Controlled Workshop, Storage  
Golf Cart Garage

### HOUSE – INTERIOR

10' Ceilings First Floor, Reclaimed Heart Pine Beams  
Shiplap Walls  
European White Oak Wide-Plank Flooring  
Elevator to Main Floor  
Artwork Lights  
Propane Fireplace in Living Room w/ Antique Mantle  
Custom Lighting by Simon Pearce, Lighting, and Mitchell-Hill Design  
Kitchen - Designed by Riverside Design Group with Pritchard Cabinets,  
Handmade Backsplash Tiles, Quartzite Kitchen Island, Shaw Apron Sink  
Butler's Pantry, Dry Bar, Built-in Appliances  
Master Bedroom - Main Level, Sunset View, Walk-in Closet, Garden Tub,  
Walk in Shower, Separate Toilet, Limestone Tile in Bathroom  
Bathrooms - Rohl Faucets, Restored Hardware Mirrors  
Appliances by Thermador, Perlick and Whirlpool

### DOCK

Short Deepwater Dock  
New 10,000 lb Boat Lift  
Pier Head w/ Floater

### OTHER

Reverse Osmosis System - 1,000 Gal Tank  
Irrigation System  
Partial Wooden Fence & Invisible Fence for Pets  
20 kW Generac Generator  
400 gal Propane Tank  
John Deere Tractor and Mower Negotiable  
Some Furnishings Negotiable



## FLOOR PLAN

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Ground Floor



First Floor



Second Floor

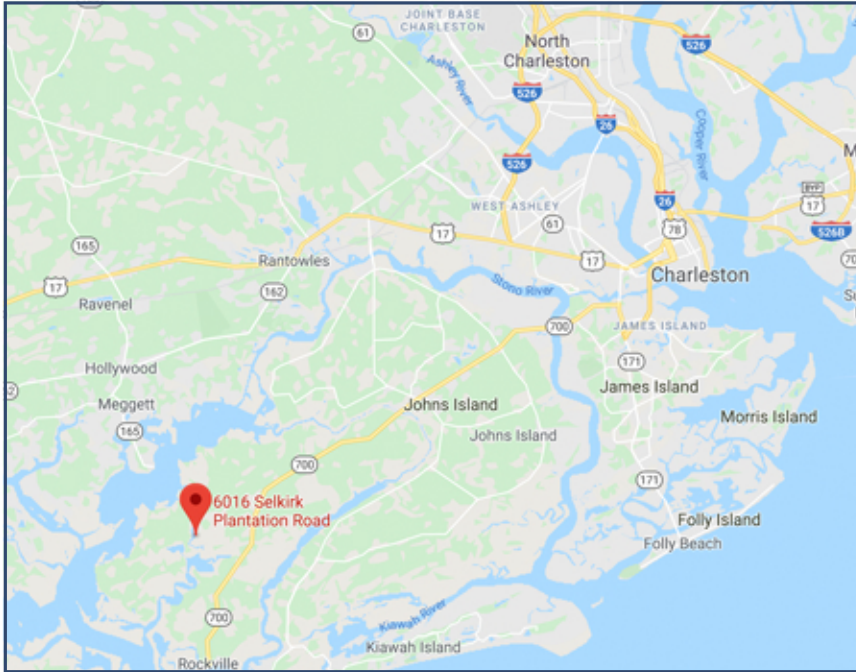


## TAXES, INSURANCE & HOA FEES

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Property Taxes (2020)	\$5163.08 annual
Flood Insurance	\$200-300 annual
Homeowners Insurance	\$5200 annual
Homeowners Association Dues	Varies, 2019 Dues: \$575.70
Electric	Avg \$250/mo





## LOCATION

Charleston County

20 Miles to Downtown Charleston

25 Miles to Kiawah and Seabrook Islands

## BOUNDARIES

Zoned Residential

Tax Map #155-00-00-011

