



6119 BEARS BLUFF ROAD, WADMALAW ISLAND

This stunningly beautiful Wadmaw Island estate is on the market for the first time in 60 years. A nature-lover's sanctuary nestled on the upper reaches of Leadenwah Creek, the country estate comprises three contiguous parcels totaling 55± acres above the critical line. Adorned with mature live oaks and azaleas, the property seems an island unto itself, with sweeping marsh views, a tidal creek and abundant wildlife.

The contemporary 3-bd, 2-ba home was designed by Frank Lloyd Wright's protégé Alfred B Parker. Just beyond the front door, enjoy swimming in the creekside pool or fishing, crabbing and shrimping in the 4± acre saltwater pond. A short dock with a 12x 24 pier, allows tidal creek access at mid to high tides from Leadenwah all the way to the North Edisto. Located only 35 minutes from historic Charleston.

LOCATION

Wadmaw Island - Charleston County
20 Miles from Downtown Charleston
Zoned AG-15, AGR
TMS #: 156-00-00-089, 156-00-00-091
& 158-00-00-003

PROPERTY DETAILS

73.3 Acres Total | 55± Acres Above Critical Line
2,348 Sq Ft Home | 3 Bedrooms, 2 Bathrooms
Tidal Dock on Leadenwah Creek
4± Saltwater Impoundment
Conservation Easement with Lowcountry Land Trust

\$2,000,000



6119 BEARS BLUFF ROAD, WADMALAW ISLAND, 29487

HUGER SINKLER II | HUGER@HFLCHARLESTON.COM | 843.412.3189
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Permanently protected for traditional uses by a conservation easement with the Lowcountry Land Trust. The property may be subdivided and additional homes may be developed on the mainland. Also protected, the conservation community of Selkirk Plantation sits across the creek, ensuring unspoiled views.

PROPERTY

73.3 Acres Total, 55± Acres Above Critical Line
Gated Entrance & Private Approach Gravel Road
Expansive Marsh and Creek Views
Southwest Exposure
Trees & Flora include Magnolias, Live Oaks,
Mature Mixed Pine-Hardwood Forest,
Bamboo, Azaleas, Camellias & Palms
Two Raised Garden Beds
Lean-To with Power, Leonard Storage Building
Dog Kennel w/ Concrete Slab
Flood Zones X, AE-9 (House)
Zoned AG-15 (House), AGR

DOCK/PIER HEAD

140' Walkway
Pier Head: 12' x 24'
Davit on Channel Side
Water and Power
Boat Access on Leadenwah at Mid-High Tides

SALTWATER IMPOUNDMENT

4± Acres
Nesting & Wading Bird Sanctuary
Shrimping & Crabbing Opportunities
Excellent Fishing - Trout, Bass & Flounder

POOL

Up to 6 Ft Deep
Hayward Aquarite 900 Salt Chlorine Generator, 2018
New Pool Decking, Summer 2020
Pool House w/ Outdoor Shower

ISLAND HOUSE

Architect: Alfred B. Parker
Built in 1960, Renovations in 1980s
2,348 Square Feet, 3 Bedrooms, 2 Baths
Passed Miami Hurricane Code
2-Car Carport with Breezeway
Storage Garage
Reverse Osmosis System, 2018
Screened-in Porch: Glazed Cement Flooring,
Dry Bar with Ice Maker
Two Brick Raised Terraces
HVAC Preventative Maintenance Contract

Exterior:

Siding: T&G Cypress
Roof: Hand-Split, Fire-Treated Cedar Shingles, 2020
Deep Overhangs Keep Interior Cool
Foundation: Raised Slab

Interior:

Flooring: Brick from historic Charleston building
Cuban Mahogany Doors, Persiana Door Co.
Built-in Lighting
Handmade Glazed Tile from China
Living/Dining Room: Vaulted Ceiling, Douglas Fir
Beams, Wood-Burning Fireplace, Built-in Shelving
Kitchen: Custom Cherry Cabinetry, Butcher Block
Island, Bar Seating, Vulcan 6-Eye Electric Range
Oven w/ Broiler, Bosch Dishwasher, Fridge,
Trash Compactor
Master: Multiple Closets, Garden Tub, Glass Block
Bathroom Wall, Walk-in Shower, Creek Views
Walk-in Laundry Room, Cedar Closet
Outside Access from All Bedrooms

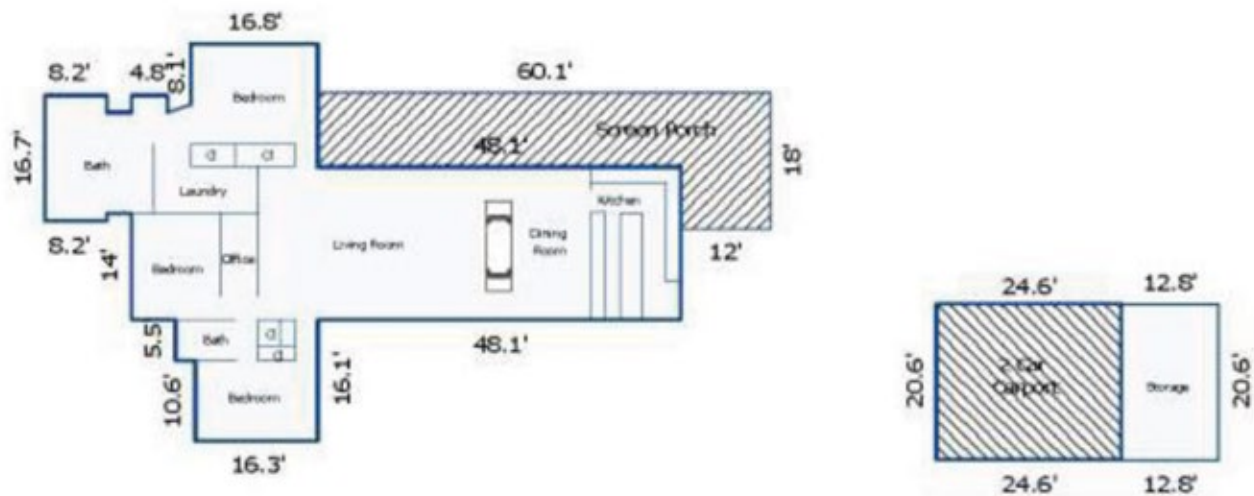


UTILITIES, INSURANCE & SERVICES

6119 BEARS BLUFF ROAD, WADMALAW ISLAND

Berkeley Electric Coop	\$490/Month
Homeowners Insurance	\$8,623/Year
Flood Insurance	\$608/Year
Pest Management	Ledford's
Well	Edge Solutions
Septic	Knights Septic
Phone/Cable/Internet	AT&T/U-Verse

FLOOR PLAN





PROPERTY BOUNDARIES

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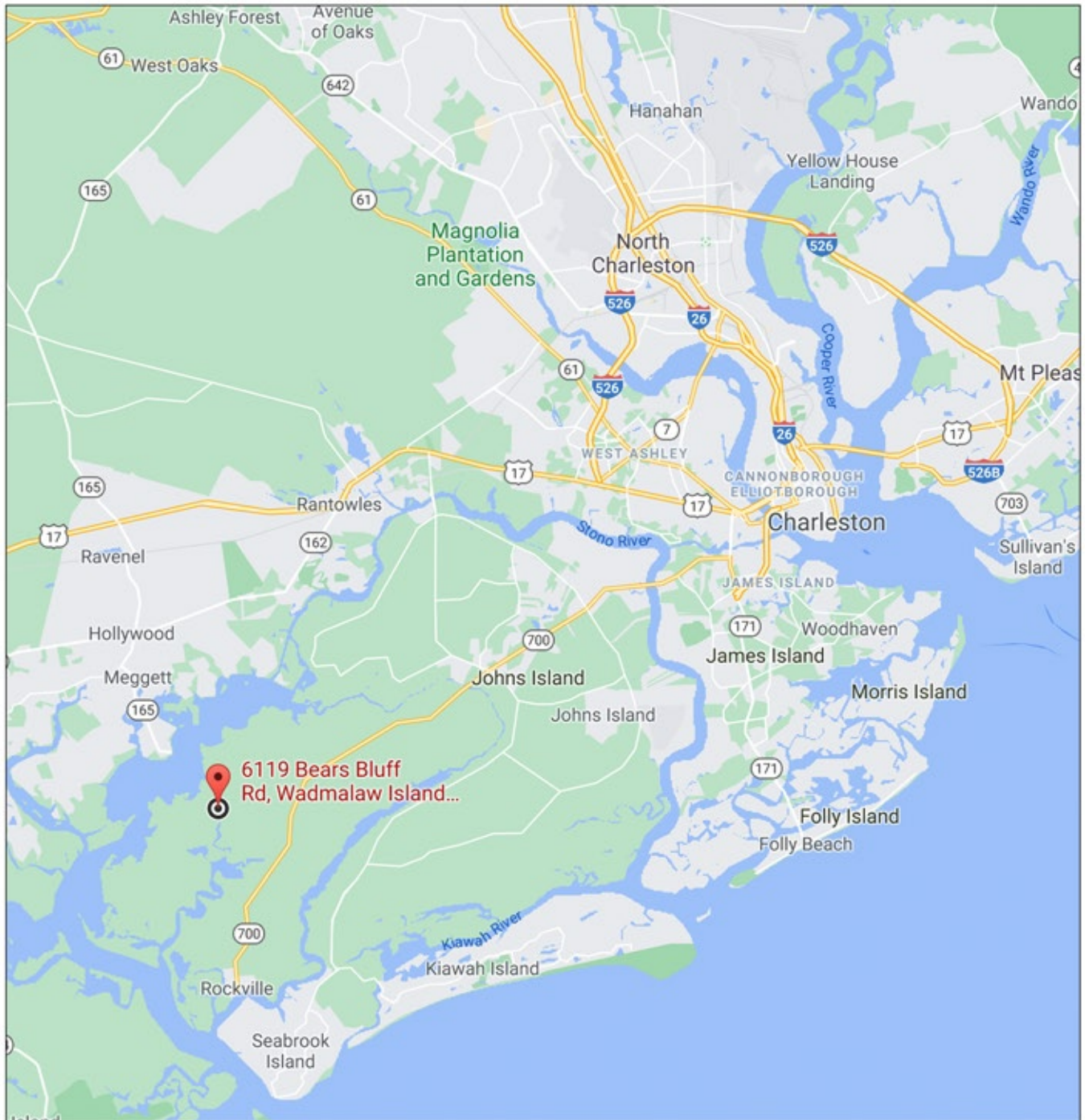
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