



**The Exchange Co.**

REAL ESTATE

## 3990 BETSY KERRISON PARKWAY, JOHNS ISLAND

Build your dream home on this 12.82-acre private deepwater estate on Bohicket Creek. Mature oak trees, abundant wildlife and nearly 280 feet of water frontage, this site is cleared and ready for construction. With 7' of water at low tide, you can get in and out at any time of the day. Located less than 5 minutes from the Bohicket Marina with no bridge restriction to the ocean. Take the boat in the morning and hunt on your property at night. Could also be converted into a beautiful deepwater subdivision, 1 house per acre.

### LOCATION

Wadmalaw Island - Charleston County  
19 Miles to Downtown Charleston  
2.5 Miles to Seabrook & Kiawah Islands  
Tax Map Numbers:  
202-00-00-047, 202-00-00-086, 202-00-00-265

### PROPERTY DETAILS

12.82 Acres Total, Above Critical Line  
279.11' Frontage on Bohicket Creek  
Deepwater Dock w/ Peir Head & 20' Floater  
7' Water at Floater at Low Tide  
Building Plans in Hand

**NOW \$1,195,000**



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