

2569 Abbapoola Road

Charming tidal creek home on Johns Island with 8.68 acres of highland and southerly views on Abbapoola Creek. This lovely elevated 3-bedroom home with a metal roof is nestled inside a live oak grove. The interior features a sunroom with great views of the creek, hardwood floors, crown molding, a woodburning fireplace, new windows, and a fresh coat of paint in the bedrooms. The detached garage and patio under the house offer covered vehicle and equipment storage. Very short dock in place with 14x14 pier, power and water hookup and a 10x19 floater. The property also has a private boat landing adjacent to the dock which allows boat access at mid to high tides. This property is located in a quiet established neighborhood consisting of large farms and waterfront homes. No HOA! Adjacent to CATR (Chs Area Theraputic Riding), 5 miles from Mullet Hall Equestrian Center and only 15 miles from Charleston.

PROPERTY HIGHLIGHTS

11.18 Acres Total - 8.68 Acres High Frontage on Abbapoola Creek Short Dock w/ Pier Head, Boat Landing & Floater 1,805 sq ft Elevated 3-Bd, 2.5-Bath Home Detached Carport with Workshop Live Oak Grove

LOCATION

Charleston County - Zoned AGR 15 Miles from Downtown Charleston Tax Map: 275-00-00-007

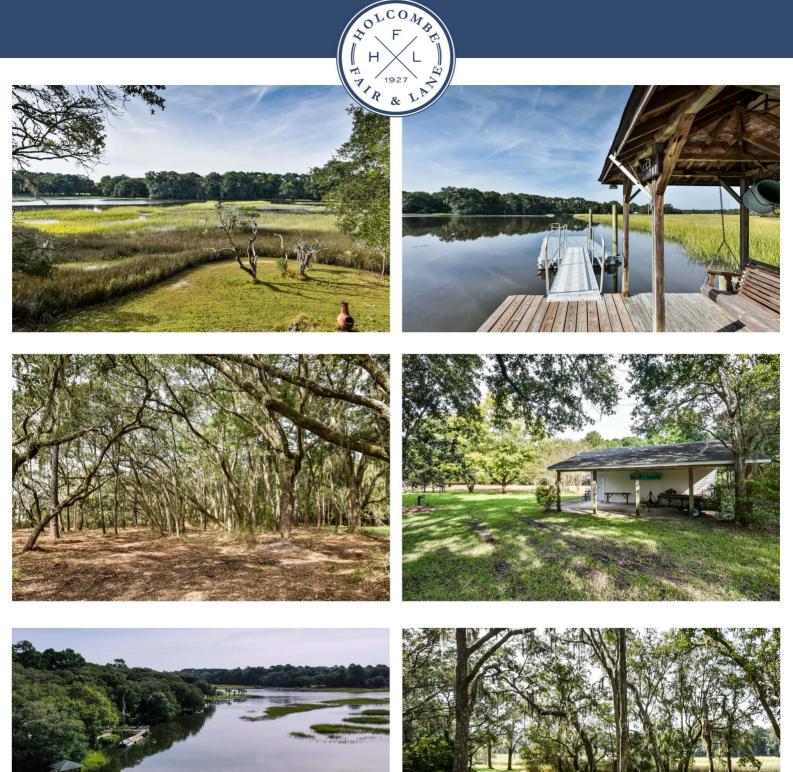
AVAILABLE FOR \$1,575,000







2569 Abbapoola Road, Johns Island, SC 29455



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PROPERTY DETAILS

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House

1,805 Square Feet, 3 Bedrooms, 2.5 Bathrooms Built 1994 Septic System & City Water AE-12 Flood Zone Security System Workshop/Storage Area

Exterior: Vinyl Siding Metal Roof Elevated Construction Covered Patio Small Covered Back Porch

Interior:

9 Ft Ceilings, Crown Moulding
Flooring: Wood, Carpet and Ceramic Tile
Wood-Burning Fireplace in Living Room
Some Plantation Shutters
Kitchen: Formica Countertops, Bar Seating,
Island with Sink
Central HCAV, Ceiling Fans
Wood-Burning Fireplace in Living Room
Sunroom w/ Wall Unit for Heating/Cooling

Other Features

Field/Pasture Area
Detached Carport/Workshop
Boat Landing - Navigable at Mid to High Tides
Short Dock with 14'x14' Pier, 10'x19' Floater
Power & Water

Recent Improvements

Installed Metal Roof (Approx. 2017)

2022 Forestry Mulching
Installed New Windows
Added New Floating Dock & Ramp
Reinforced Boat Landing
Pumped Septic Tank
Added New Drain Field
Painted Bedrooms
Serviced HVAC
New Outside Staircase



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