



## 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 wood-burning 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 Therapeutic 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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