



# 1415 MARTINS POINT ROAD WADMALAW ISLAND

This Lowcountry gem offers a private drive under a canopy of live oaks to your custom home set back on 6.8 acres. The equestrian will enjoy 3+ acres of pasture enclosed with three-board fencing and a beautiful two-stall barn. The traditional yet relaxed 4-bedroom home features Hardie plank siding, a newly constructed outdoor kitchen, saltwater pool, and a ten-foot-deep porch for relaxing in the shade and observing wildlife. The interior features hardwood floors, a vaulted & beamed ceiling, and several updates including a fully renovated master bathroom.

The two-car detached garage is supplied with 220-amp service and has a 696 sq ft studio apartment upstairs.

1415 Martins Point has no HOA and is situated just beside the entrance to the lovely Martins Point waterfront community, just 21 miles from downtown Charleston.

## PROPERTY

6.82 Acres  
2-Stall Barn and 3+ Acre Paddock  
2,876 Sq Ft, 4-Bedroom Home  
2-Car Garage with Studio Apartment  
Saltwater Pool

## LOCATION

Charleston County - Zoned AG-15  
21 Miles from Downtown Charleston  
Flood Zone - AE-9  
Tax Map: 157-00-00-041

**AVAILABLE FOR \$1,250,000**





1415 MARTINS POINT ROAD  
WADMALAW ISLAND





## PROPERTY DETAILS

### MAIN HOUSE

2,876 Square Feet, 4 Bedrooms, 3.5 Bathrooms  
Built in 1997  
Septic System  
Shallow Well  
Kinetic Signature Series Softener & Pre-Filter, 2022  
ADT Security System  
Generac Generator

#### Exterior:

HardiePlank Siding  
Architectural Shingle Roof w/ Gutters  
Full Front Porch - 10' Deep  
Crawlspace - Concrete Floor & Dehumidifier  
Screened for Wildlife Exclusion

#### Interior:

8' & 10' Ceilings, Smooth  
Central HVAC, Forced Air Heating, Ceiling Fans  
Rinnai Tankless Water Heater  
Plantation Shutters  
Hardwood and Ceramic Tile Flooring  
Kitchen: Granite Countertops, Bar Seating,  
Large Island with Gas Cooktop, LG Fridge, Built-in  
Wine Cooler, Kenmore Dishwasher, Built-in Kenmore  
Microwave, Built-in GE Oven, RO system for Sink  
Great Room - Wood-Burning Fireplace,  
Built-in Shelving, Vaulted & Beamed Ceiling  
Master Bedroom - Downstairs, 2022 Bathroom Remodel  
with Ceramic Tile, Tile Walk-in Shower, Double Vanity  
with Medicine Cabinets, Garden Tub, Walk-in Closet  
Mud Room/Laundry Room with Sink  
Office with French Doors

### POOL

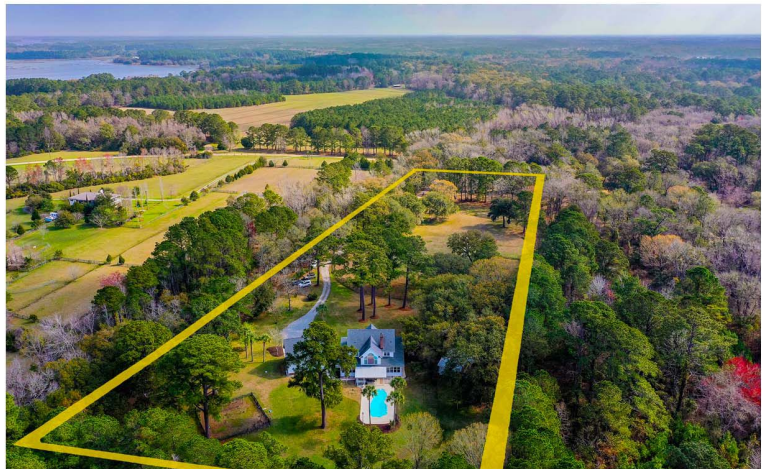
Saltwater Pool, 8 ft Depth  
Concrete Pool Deck  
Outdoor Shower  
Outdoor Covered Kitchen Area - Marble Countertops,  
Stone Accent, Built-in Grill, Sink and Mini-Fridge  
Wired for Outdoor Sound System

### DETACHED GARAGE

2-Car Garage w/ 220-amp Service  
Workshop Area with Cabinets  
Finished 696 Sq Ft Studio Apartment with Full Bathroom,  
Kitchenette and Walk-in Closet, HVAC & Electric Water Heater  
Extra Storage Space

### EQUESTRIAN IMPROVEMENTS

2-Stall Barn  
3±-Acre Three-Board Pasture Area with Pond  
Paddock with French Drains for Dry Footing  
Garden Shed/Feed Room with Window Unit





## PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate



## PROPERTY LOCATION

