



1171 HARTS BLUFF ROAD WADMALAW ISLAND

Beautifully renovated Wadmalaw Island cottage on a quiet two-acre estate that offers ever-changing marsh vistas and awe-inspiring sunsets over the Wadmalaw River. Deeded shared dock use provides coveted access to Lowcountry recreational opportunities including kayaking, fishing, shrimping, and crabbing.

Step into a home that effortlessly blends contemporary comforts with natural beauty. The open and inviting layout seamlessly integrates spacious living and eating areas while the expansive decks and screened-in porch are perfect for year-round entertaining and relaxing. Meticulous craftsmanship and superior materials are throughout including white oak floors, granite countertops, custom window coverings, and a masonry wood-burning fireplace. Distinctive bronze Andersen windows and doors with high-impact glass add luxury and peace of mind.

This home comes equipped with a new 600' deep well with RO system and Rinnai on-demand water heater. Exterior storage options include an insulated metal-roofed workshop and a small garden shed.

PROPERTY

- 2.04 Acres
- Marsh Frontage
- Deeded Tidal Creek Dock Access
- 3-Bed, 2.5 Bath Home
- Workshop & Garden Shed

LOCATION

- Charleston County - Zoned AGR
- 19 Miles from Downtown Charleston
- No HOA
- Flood Zone - AE-9
- Tax Map: 196-00-00-069

AVAILABLE FOR \$1,195,000







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WADMALAW ISLAND





PROPERTY DETAILS

MAIN HOUSE

2,342 Square Feet, 3 Bedrooms, 2.5 Bathrooms
Built in 1986, Renovation Finished January 2023
New 600' Well w/ Reverse Osmosis System
Rinnai Tankless Water Heater
Septic

Exterior:

Wood Siding, Cedar Shingle Accent
Architectural Shingle Roof 2018
Portion of Metal Roof 2023
Front Porch w/ Wrap Around Patio
Screened-in Porch

Interior:

Smooth Ceilings
Central HVAC, Ceiling Fans
Bronze Andersen Windows & Exterior Doors
with High-Impact Glass
Custom Window Coverings
White Oak and Ceramic Tile Flooring (Bathrooms)
Kitchen: Black Pearl Leathered Granite Countertops,
Ceramic Tile Backsplash, Large Island with Cooktop,
GE Dual Smart Oven, Sharp Microwave Drawer,
Liebherr Fridge, Undermount Sink, Custom Cabinets
Walk-in Pantry w/ Barn Door
Family Room - Wood-Burning Fireplace
Living Room - Bay Windows
Master Bedroom - Tile Walk-in Shower, Bay Windows,
Walk-in Closet, Porch Access

WORK SHED + GARDEN SHED

Insulated Metal Roof
Built-in Storage
Power
Metal Fencing for Kennel

TIDAL CREEK DOCK

Shared, Deeded Use
Tidal Access to the Wadmalaw River
Gated Short Dock with Pier Head



PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate



PROPERTY LOCATION

