



6972 BEARS BLUFF ROAD WADMALAW ISLAND

A virtual diamond in the rough! This 4.5-acre gem is located on the western end of Wadmalaw Island, overlooking Wee Creek and the Wadmalaw Sound. It offers sweeping marsh vistas with exceptional sunsets.

This private getaway lies adjacent to the US Fish Hatchery and a 500-acre permanently protected estate.

Undeveloped Meggett County Park in view across the river. Short dock in place with floater.

The charming 5-bedroom, 4-bath waterfront home could serve as a perfect full-time residence or a weekend getaway.

The property is graced with mature oak trees, camellias, and azaleas and shares a small fishing pond with the neighbor. A storage shed is located to the left of the main house. Owned and enjoyed by the same family for over 25 years, this is truly an idyllic and peaceful setting. Located approximately 40 minutes from downtown Charleston.

PROPERTY

- 4.56 Acres
- Short Tidal Creek Dock with Floater
- 5-Bed, 4-Bath Home
- Shared Pond
- Estate Sale - Sold "As-Is"

LOCATION

- Charleston County - Zoned AGR
- 23 Miles from Downtown Charleston
- No HOA
- Flood Zone - AE-10
- Tax Map: 133-00-00-031

AVAILABLE FOR \$1,200,000





6972 BEARS BLUFF ROAD
WADMALAW ISLAND





PROPERTY DETAILS

PROPERTY

4.56 Acres High & Marsh
Fishing Pond w/ Pier Head
Gated Entrance
Storage Shed

TIDAL CREEK DOCK

Short Dock on Wee Creek
Pier Head and Floater
Power to Dock
Water Access Upper Mid to High Tides

MAIN HOUSE

2,664 Square Feet, 5 Bedrooms, 4 Bathrooms
Built in 1998
Well w/ Reverse Osmosis System
Septic

Exterior:

Wood Siding
Architectural Shingle Roof
Front and Back Porches
Screened-in Porches with a Wood-Burning Fireplace

Interior:

Smooth 9+ Ft Ceilings
Central HVAC (2016), Ceiling Fans
Reclaimed Wood Flooring from Macon, GA
Doors from Charleston Preservation Society
Kitchen: Granite Countertops, Large Island with Seating
Whirlpool Fridge, Electric Range, Bread Warmer,
Trash Compactor, Microwave
Living Room - Wood-Burning Fireplace
Master Bedroom - First Floor, Walk-in Closet,
Separate Toilet and Bidet, Porch Access





PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate



PROPERTY LOCATION

