



1785 TACKY POINT ROAD WADMALAW ISLAND

A rare opportunity to own a waterfront estate on quiet, rural Wadmalaw Island. Located on nearly 1.5 acres with breathtaking westerly vistas of Yellow House Creek, this estate offers shared use of a deep-water dock, providing effortless access to the pristine waterways for inshore fishing and boating adventures.

The Allison-Ramsey-designed home offers a contemporary open living and dining area that connects to a wrap-around screened-in porch. The newly expanded chef's kitchen boasts luxurious features such as a farmhouse sink, a striking granite island with bar seating and a sizable wine cooler with dual temperature settings. Elevated for both functionality and convenience, this three-bedroom home offers ample storage options and a working elevator to the main floor for extra accessibility. Outdoor amenities include a gated entrance, drip irrigation system, raised beds and a creekside firepit inviting cool weather gathering and oyster roasts.

Nestled along a secluded dirt road yet only 40 minutes from downtown Charleston, experience the ultimate blend of privacy, convenience and Lowcountry living at its finest.

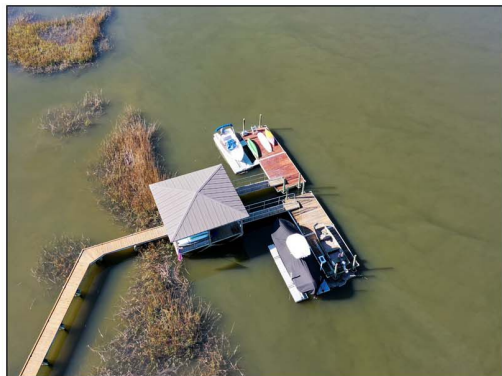
PROPERTY

Wadmalaw Island - Charleston County
21 Miles from Downtown Charleston
20 Miles to Kiawah/Seabrook Islands
TMS#: 156-00-00-064

LOCATION

1.49 Acres
Joint Dock with Pierhead, Floater & Drive-on
3-Bed, 3-Bath, 2,510 Sq Ft Home
Gated Entrance

AVAILABLE FOR \$1,450,000





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PROPERTY DETAILS



House

2,510 Square Feet, 3 Bedrooms, 3 Bathrooms
Built 2000
Two Shallow Wells
Septic System
AE-9 Flood Zone
Monitronics Security System
Workshop & Exercise Area with Window Unit
2-Car Garage

Exterior:

Vinyl Siding & Oyster Tabby Lower
Architectural Shingles
Elevated Construction
Wood & Composite Decking
Wrap-Around Screened-in Porch 9ft Depth

Interior:

Smooth Ceilings, 10 Feet Main Level
Can Lighting & Decorative Fixtures
Flooring: Brazilian Cherry, Carpet, Ceramic Tile
Wood-Burning Fireplace in Family Room
Separate Living Room Could Convert to Bedroom
Kitchen: Custom Cabinets, Carrera Marble Countertops,
Stainless Steel Appliances, Dual-Oven, Farmhouse Sink, Disposal,
Granite Island w/ Bar Seating, Gas Cooktop, Pull-out Pantry
Shelving Behind Antique Barn Door

Other Improvements

Gravel Driveways
Iron Entrance Gate
Dog Door Ground Level, Invisible Fence
Dry Wood Storage
Hunter/Rainwater Irrigation System
Raised Beds
Stone Firepit
Whole House Generator (Cummins)
250-Gal Liquid Propane Tank

AT&T High Speed Fiber Internet
Shared Dock with 20'x20' Covered Pier Head,
Built-in Seating and Storage, 15' Floater and
18' Drive-on, Power & Water
5.5' Water Depth Measured at Low Tide off Floater



SUMMARY OF SELLER IMPROVEMENTS

2014

HVAC Replaced
Exposed Porch Decking Roofed & Screened
Bedroom Added Upstairs
Deck Added to Upstairs Bedroom
Tankless Water Heater Installed
Underground Propane Tank (250 gal) Installed

2016

Roof Replaced
Entire Front of House Extended by 8 Ft
Front Exterior Steps and Landing Added
Bathrooms Remodeled (2016-2018)
Kitchen Remodeled
Elevator Installed
Whole House Generator Installed
Yard Landscaped with Irrigation System

2022 - 2023

Garage Door Openers Installed '22
Irrigation and House Pumps Replaced '22
Well Water Filtration Installed '22
Decking on Floating Dock Replaced '23



PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate