



3302 Old Pond Road, Johns Island, 29455, SC

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Price - \$1,925,000

Lot Size DOM

7.8000 160 Days

Features

Utilities

- None

Lot Features

- 5 - 10 Acres
- Flood and Wetlands
- High
- Level

Other

- Pond
- Tidal Creek
- Waterfront - Deep

Description

Nestled along the serene banks of Simmons Creek on beautiful Johns Island, this exceptional 7.8-acre rural residential property offers a rare blend of privacy, natural beauty, and ready-to-build potential. With no HOA restrictions, you have the freedom to create your dream Lowcountry retreat exactly as you envision it--whether a custom family home, expansive estate, or peaceful weekend escape. The site has been thoughtfully cleared and prepared for construction, saving you time and effort while preserving the natural charm of the surroundings. Imagine waking up to breathtaking waterfront views and stepping out onto your own slice of paradise. Boasting over 400 feet of waterfrontage on tidal Simmons Creek, this property delivers unparalleled access to the water. Enjoy endless fishing opportunities right from your shoreline--cast for redfish, trout, and more in these nutrient-rich creeks. Just a short paddle or boat ride--roughly half a mile via creek--you'll reach the expansive Stono River, opening up a world of boating, kayaking, and exploration. Cruise toward the Intracoastal Waterway, nearby barrier islands like Kiawah, or simply enjoy the peaceful tidal rhythms that define Lowcountry living. The deep-water tidal nature of the creek ensures reliable access for small crafts and great wildlife viewing, from wading birds to occasional dolphins. Johns Island embodies relaxed rural residential living with easy access to modern conveniences. This area blends historic charm, sprawling farmland, and vibrant local culture. Stroll under the ancient canopy of the legendary Angel Oak Tree, one of the oldest living oaks in the U.S., or explore scenic trails and marsh boardwalks at Stono River County Park. Fresh seafood, farm-to-table markets (like Stono Market or Blackbird Market), local breweries, and charming farm stands are all nearby. Yet you're never far from the action. Downtown Charleston's historic district, renowned restaurants, and cultural attractions sit just a short drive away. Beach lovers will appreciate quick access to Folly Beach, Kiawah Island, and Seabrook. The island's mix of established neighborhoods, open spaces, and growing amenities makes it ideal for those seeking a peaceful, nature-oriented lifestyle without sacrificing connectivity. This cleared acreage provides ample room for gardens, outbuildings, guest cottages, or private docks (subject to permits). Rural residential zoning supports a spacious, low-density feel, perfect for privacy and outdoor enjoyment. Whether you're an angler, boater, nature enthusiast, or simply craving space to breathe, this property delivers. Embrace the freedom of no HOA, the bounty of waterfront living, and the timeless appeal of Johns Island. Opportunities like this--generous acreage with direct creek access and build-ready land--don't come along often in this desirable Lowcountry pocket.

SEE THIS PROPERTY



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Check On Site



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