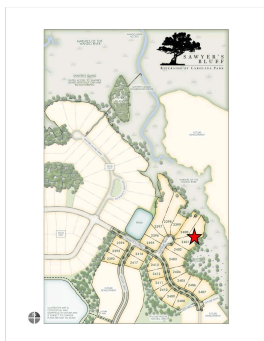


\$2,599,000 :: 4 Bedrooms / 4 Bathrooms



Subdivision: Carolina Park
Middle School: Cario
High School: Wando
Square Feet: 4307
Home Style:
Year Built: 2024
MLS ID: 24010960



Description of property at 1695 Crab Bank Drive:

NEW CONSTRUCTION Completed and Ready for Move In! Custom Spec Home by local award winning builder. Huge Marshfront homesite (.85 acres) on cul-de-sac with marsh/privacy in the rear AND on the side. This Sawyer's Bluff home is the last available home in the coveted Sawyer's Bluff section of Riverside. It also has access to the Sawyer's Island private dock amenity. Featuring a tropical, lush marsh view, this elevated custom designed plan with elevator shaft to the main level has been hand-picked for this lot. This home has 4,307 Heated Square Feet, 4 bedrooms, 3 full and 2 half baths, a media room upstairs AND a finished Game Room/Flex room on ground level. Seller will pay up to \$50,000 toward closing costs and/or rate buy down with use of preferred lender. The two-story entry foyer is spacious and open. The family room, dining area and kitchen area are wide open featuring wall to wall sliding glass doors which lead to the rear porches and overlook the entire back yard area. The primary suite is conveniently located on the main level with huge walk-in closets. On the top floor are three additional generous bedrooms plus an open media room overlooking the marsh. The bedrooms all have access to the two custom crafted full baths. The lower level is comprised of 3 garage bays, a storage area, and a large finished game room/media area with a dedicated half bath (great for a pool bathroom). This room has direct access to the Loggia/covered patio space and HUGE private backyard with marsh views in the rear and to the side. House is in Flood Zone X. INCLUDED WITH THIS HOME IS ACCESS TO THE PRIVATE SAWYER'S ISLAND DOCK, an amenity available to a very small subset of homeowners in Riverside. Pool is shown as an example of what can be built by buyer after closing. Pool not included.

Lot features

- Lawn Irrigation • Laundry Room • Ceramic Tile • Wood • Marshfront • Dock Facilities
- Dog Park • Other • Park • Pool • Tennis Court(s) • Trash • Walk/Jog Trails
- Ceiling - Cathedral/Vaulted • Ceiling - Smooth • High Ceilings • Garden Tub/Shower • Kitchen Island
- Walk-In Closet(s) • Ceiling Fan(s) • Bonus • Eat-in Kitchen • Family • Entrance Foyer • Game
- Living/Dining Combo • Media • Pantry • Utility • Berkeley Elect Co-Op • Dominion Energy
- Mt. P. W/S Comm • Family Room • Gas Connection • Gas Log • .5 - 1 Acre • Cul-De-Sac
- Wooded • Contemporary • Traditional • Ceiling Fan(s) • Garden Tub/Shower • Multiple Closets
- Walk-In Closet(s)

This listing was provided courtesy of Carolina One Real Estate

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