

**\$590,000 :: 4 Bedrooms / 3.5 Bathrooms**



**Subdivision:** The Ponds  
**Middle School:** Gregg  
**High School:** Summerville  
**Square Feet:** 3680  
**Home Style:**  
**Year Built:** 2013  
**MLS ID:** 24015463



**Description of property at 106 Tortoise Street:**

**\*\*Back on market due to the buyer's home sale falling through\*\*** At just under 3700 square feet and on a near quarter acre lot, this home is priced to move! Pristinely maintained, boat storage in its 3 car garage, and a private wooded backyard that leads to a stream, you won't find any new construction like this. Nestled in the highly coveted community of The Ponds, this stunning home and neighborhood offer the quintessential Lowcountry lifestyle. From its large front porch to its lush, fully fenced private and wooded backyard, this home offers an unparalleled blend of space, style, and Southern charm. Boasting just under a quarter of an acre lot, 4 bedrooms, 3.5 bathrooms, plus a bonus room, this spacious home provides ample room for comfortable living and entertaining. Two of the bathrooms were thoughtfully designed as Jack and Jill setups which grant every bedroom of the home direct access to a full bath. Its spacious foyer and beautiful wood staircase greet you upon entry. Touches of Wainscoting and its engineered wood floors add warmth and elegance, seamlessly connecting the lower level living spaces. The spacious mudroom connecting the garage and home provides convenient storage and organization for busy days. Car & boat enthusiasts will appreciate the extra-large garage with unique bump-out feature. It offers plenty of space for parking, storage, and even accommodates a boat. The first-floor bonus room is a versatile space that can be transformed into an office for remote work, a cozy den, or an additional living area, a flexible space able to cater to your home's needs. Towards the rear of the home, the large kitchen offers endless counter space, cabinet storage, and a walk-in pantry. It overlooks both the backyard and the generously sized living room. These rooms are far enough apart to enjoy a quiet relaxing evening watching TV by the gas fireplace, but close enough to enjoy the conversation of company in the kitchen. The owner's suite is a true retreat within the home. It features an expansive bonus space/room overlooking the backyard, perfect for a sitting room, nursery, office, or exercise area. The extra-large owner's bathroom is equally impressive with its spa-like amenities, including a soaking tub, separate shower, and expansive dual sink vanity. While the owner's bedroom can easily accommodate a king size bed and multiple dressers or armoires, the oversized walk-in closet ensures ample storage space for clothes, shoes, or even more dressers. This owner's suite is truly a space seekers dream. The current owners find the highlight of this property to be its beautiful, private wooded backyard. Step out onto the large, screened porch to enjoy the serene views of nature. Carry on to the yard and enjoy a game of football or catch. Follow the outlining landscaped trails and arrive at the fire pit. Tucked at the back of the property, you can enjoy the sounds of nature while relaxing with your friends, family, or watching your pet's play. You'll find a special feature of this yard just outside the gate at the back fence. The owners installed this gate to allow their

littles access to explore the woods and small stream behind the home. Nature enthusiasts will find this backyard a true paradise. With the homes positioning on a less traveled street, this yard is truly an oasis. Complete with an irrigation system, the yard is prepped to stay lush all year long. In addition to this amazing home, there is something to be said about the community as well, because it truly is a unique and special place. Many residents jokingly say it's much like a Hallmark movie. One which they enjoy having a role in. Zoned for highly desired DD2 schools, the Ponds is a community full of amenities and activities for all ages. Full of forest like woods with miles of trails to hike, unwind, and reconnect. This is the type of community where neighbors extend a hand to help. Where those same neighbors become friends, and grow to feel like family. If you are looking for a place to put down roots and grow, this is it. The Ponds is best known for its preserved natural beauty. Hundred year Oak trees positioned in the center of the community make for some insanely beautiful sunsets. If you are touring the home around that time, be sure to take a few minutes to find this spot. We guarantee that you won't leave without snapping a photo or two. These Oaks also set the stage for one of the most frequently used fields in the neighborhood. In the summer months, the HOA hosts food truck Fridays each month here and brings in live music. Neighbors walk or drive their golf carts to this field, throw a blanket down and enjoy spirits, food trucks, and live music together. Just beside this field sits the custom built tree house. A naturesque playground built to allow all ages to climb up and into the branches of one of the hundred year old Oak trees. The community also offers a large zero entry swimming pool, a beautiful outdoor shelter with a fire place, picnic tables and 2 large gas grills, a community fire pit, a kayak launch, numerous ponds for fishing, and an amphitheater which is often used for events such as the neighborhoods Fourth of July festival and fireworks show. Other fun community activities include (subject to change): - Numerous golf cart parades - Annual Halloween "witch walk" (in-neighborhood food& pub crawl) - Youth fishing tournament - Easter egg hunt - Bunco - Youth triathlon - Weekly Tuesday evening food and dessert trucks - Fall festival with costume contest - Oyster roast & Chili cook off - Summertime Luau with live music, dancing, and food trucks - Oktoberfest - St. Patrick's Day parade and scavenger hunt - Holiday craft festival There are also several clubs within the community for residents to join (subject to change); a fishing club, a book club, and a photography club to name a few. The Ponds also boasts a historical farmhouse which serves as their amenity center. The farmhouse dates back to the 1830's and is said to be the third home ever constructed in The Ponds. Its beauty can be enjoyed by all as it serves as the center of the development. Another scenic spot to enjoy breathtaking sunsets. It's a sought after event space and has even hosted a few weddings. Just beside the farmhouse sits a small cottage that serves as the community coffee house. And adorable spot to stroll to each morning to enjoy the paper, read a book, or just catch up with neighbors over a cup of joe. It even offers free WiFi and is a great spot to use occasionally if you work remotely. In addition to the endless amenities available to community residents, The Ponds is also home to one of Summerville's YMCA centers. If you've ever dreamt of being able to roll out of bed and walk to the gym or to your little ones' sports games, here's your chance! The Ponds isn't just a place, it's a lifestyle and residents here truly treasure what it offers. We hope that you will take time to not only tour this incredible home but the community as well. Homes here move fast so we encourage you to book your showing soon.

#### Lot features

- Lawn Irrigation
- Laundry Room
- Ceramic Tile
- Wood
- Clubhouse
- Dog Park
- Park
- Pool
- Walk/Jog Trails
- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island

- Walk-In Closet(s)
- Bonus
- Eat-in Kitchen
- Formal Living
- Entrance Foyer
- Living/Dining Combo
- Office
- Pantry
- Separate Dining
- Dominion Energy
- Dorchester Cnty Water And Sewer Dept
- Dorchester Cnty Water Auth
- Family Room
- Gas Connection
- Living Room
- One
- ENERGY STAR Qualified Windows
- 0 - .5 Acre
- Wooded
- Traditional
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Sitting Room
- Split
- Walk-In Closet(s)

**This listing was provided courtesy of Carolina Elite Real Estate**

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