

**\$4,995,000 :: 6 Bedrooms / 5.5 Bathrooms**



**Subdivision:** Park West  
**Middle School:** Cario  
**High School:** Wando  
**Square Feet:** 5672  
**Home Style:**  
**Year Built:** 2022  
**MLS ID:** 24016525



**Description of property at 3889 Ashton Shore Lane:**

The crown jewel of upper Mt Pleasant is this marquee deepwater estate on Park Island, an exclusive gated community on the banks of the Wando River in Park West. Custom built in 2021 under the architectural and interior eye of the Megan Molten team, no detail was left untouched to create this custom waterfront oasis. Set over three levels this 6 bed 5.5 bath 5,672 square foot house is an entertainer's dream. Spanning .83 acres and enjoying dramatic marsh and Wando River views across your custom landscaping, deck level infinity pool, and private deepwater dock with lift and floater. As you enter the gates to Park Island and cross the private connector you can immediately tell this is a rare community. A few dozen custom homes enjoy the exclusivity of the island with only a handful enjoying private dock access. At the tip of the island, a winding driveway leads you up to the property. As soon as you walk in the door a dramatic 2 story foyer with shiplap paneling greets you with direct water views out the back of the property. Passing a large office with a custom-trimmed accent wall you enter the great room that spans the back of the property with enormous views of the marsh and Wando River. The great room features a stunning custom kitchen with elegant waterfall marble countertops, a double-paneled Thermador fridge and freezer with wine fridge, custom hood with a white oak base that blends seamlessly with the oak beams spacing the great room. The great room flows from the kitchen to a large dining room to a living room with a custom stucco fireplace that all orient toward the marsh featuring double accordion sliding glass doors that open to 2 porches. One porch is screened with a second fireplace that gives more square footage from the living room and the other porch is open air to enjoy the breeze coming in off the Wando River. Behind the kitchen is a custom butler's pantry with a prep sink, beverage center, and floating white oak shelving that flows perfectly into your professionally built pantry. The main level also features the primary suite that benefits from direct Wando-facing views and access to the screened porch and fireplace. The primary is more of a retreat that stretches toward the front of the property past your oversized closet with a built-in washer and dryer. Continuing down the hall the primary bathroom is simply enormous with a free-standing tub, double vanity, and large shower room with a waterfall feature giving the entire suite a spa-like feel. Upstairs you have 4 bedrooms, a large flex space and a laundry room. As you come up the living room is front and center and opens onto a large balcony that has dramatic views of the marsh and river featuring a large rope swing and plenty of space to watch the sunset over the water. Down the hall, the primary guest suite is situated directly on the water with dramatic views from the bedroom and the bathroom that has direct access to the laundry creating an apartment for long-term guests. Another ensuite bedroom is located across the hall and on the other end are two large bedrooms with a custom double vanity hall bath. All

of the bedrooms and bathrooms on this level shine from the benefit of custom molding, fixtures, tile, trim, paint, and more. The ground level is where the entertaining gets taken to the next level. With direct access from the main level great room, you descend in a coastal moody foyer/mudroom where the main level and 3.5-car garage entry meet to usher you into a secret ground-level retreat. This "basement" retreat features a second great room with a large living room kitchenette and dining space that all flow directly out to the pool and patio. The kitchenette features double windows that act as a bar-like pass-through for cocktails and the living room passes through French doors to a completely custom porch pool and yard. Another "house length" covered porch spans the width ending with dining on one end and outdoor living and outdoor shower on the other. The porch faces a deck-level infinity pool with a spa sun ledge and incredible views over the marsh. Custom AstroTurf landscaping flanks the pool with a custom fire pit on the end. The pool and patio area descend even further to the ground level where you meander toward your private dock that reaches out into the Wando River. Offering deep water at low tide enjoy your large private pier head, floater, and 13,000lb boat lift. 3889 Ashton Shore is a boater and entertainer paradise with endless opportunities for enjoyment from inside to out located in the amenity-filled Park West community which is just a golf cart ride away. With far more features than listed, this property shines from an attention to detail that has to be seen to be believed. Properties like this don't come around often!

#### Lot features

- Balcony • Boatlift • Dock - Existing • Dock - Floating • Lawn Irrigation • Laundry Room • Wood
- Marshfront • Waterfront - Deep • Seawall • Security System • Above Ground • Pool - Elevated
- Gated • Pool • Tennis Court(s) • Walk/Jog Trails • Beamed Ceilings • Ceiling - Cathedral/Vaulted
- Ceiling - Smooth • High Ceilings • Elevator • Garden Tub/Shower • Kitchen Island
- Walk-In Closet(s) • Wet Bar • Ceiling Fan(s) • Bonus • Eat-in Kitchen • Family • Formal Living
- Entrance Foyer • Game • Great • Living/Dining Combo • Loft • Media • In-Law Floorplan
- Office • Pantry • Separate Dining • Dominion Energy • Mt. P. W/S Comm • Two
- Some Thermal Wnd/Doors • Storm Window(s) • Window Treatments • .5 - 1 Acre • Cul-De-Sac
- Traditional • Ceiling Fan(s) • Garden Tub/Shower • Multiple Closets • Outside Access
- Sitting Room • Walk-In Closet(s)

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