

1351 Pelican Watch Villas Seabrook Island, SC 29455

\$599,000 :: 1 Bedrooms / 2 Bathrooms

(843) 478-8061



Subdivision: Seabrook Island
Middle School: Haut Gap
High School: St. Johns
Square Feet: 906
Home Style:
Year Built: 1981
MLS ID: 24022907



Description of property at 1351 Pelican Watch Villas:

Updated ocean front condo! Lower-level villa with spectacular ocean and river views and beach access boardwalk is only steps from your back door! Enjoy beautiful sunsets, the trawling shrimp boats and views of the North Beach River from your deck with the Club amenities only a short walk away. Villa has been updated with granite counters in the kitchen, luxury vinyl plank floors, both bathrooms have been updated and include tile showers, HVAC and water heater have been replaced within the last year and new slider. Floor plan includes a living/dining room, fully equipped galley kitchen, covered rear deck, one bedroom with an ensuite bathroom and a full guest bathroom. This turn-key villa is currently rented through VRBO and is sold furnished with personal items excluded. Ready for you in the sun! Condo is a great island getaway or rental. New Pelican Watch owners must pay a one-time \$300 capital contribution to the regime at closing. Residents of Seabrook Island enjoy living in a serene, natural, private ocean-side community with ultimate security, world-class amenities and a life of social and sporting abundance. Amenities include two championship golf courses- Willard Byrd designed Ocean Winds and Robert Trent Jones, Sr. designed Crooked Oaks-, a tournament grade tennis center, pickle ball courts, full-service equestrian center, fitness and aquatics complex, long unspoiled beaches, a seasonal variety of indoor and outdoor dining venues for lunch, dinner and your own private events of any size. Also located on the island proper are Freshfields Village and Bohicket Marina. Located between Seabrook Island and Kiawah Island, Freshfields Village is an impressive spot for shopping, fine and casual dining, convenient services and family-friendly outdoor events. Bohicket Marina is a full-service marina with 200 wet slips, 114 dry storage slips, a quaint market and wonderful restaurants and shops. Contribution to capital within P.U.D. upon the initial sale and resale is 1/2 of 1% of the sale price. Buyer responsible for a \$250 transfer fee at closing. Purchase also requires membership to the Seabrook Island Club.

Lot features

- Ceramic Tile • Beach Access • Beach Front • Asphalt • Boat Ramp • Clubhouse
- Club Membership Available • Dock Facilities • Equestrian Center • Fitness Center • Gated
- Golf Course • Golf Membership Available • Marina • Park • Pool • RV/Boat Storage • Security
- Tennis Court(s) • Trash • Walk/Jog Trails • Living/Dining Combo • Berkeley Elect Co-Op
- SI W/S Comm • Thermal Windows/Doors • Window Treatments

This listing was provided courtesy of Seabrook Island Real Estate

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