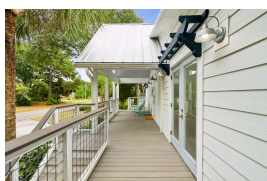


\$1,800,000 :: 3 Bedrooms / 2 Bathrooms



Subdivision: Isle of Palms
Middle School: Moultrie
High School: Wando
Square Feet: 1323
Home Style:
Year Built: 1976
MLS ID: 24023204



Description of property at 2502 Waterway Boulevard:

This Beach Cottage was featured on HGTV & is being sold FULLY FURNISHED! This beautifully renovated 3-bedroom, 2-bathroom home is a true coastal gem, offering both luxurious living and high investment potential. This 1,323 sq. ft. home was fully renovated in 2017 and updated again in 2024, blending modern design with timeless charm. The open floor plan, vaulted ceilings, and engineered hardwood floors throughout create a grand and inviting space. The living room is adorned with shiplap walls, maintaining the coastal vibe, + gas log fireplace while the chef's kitchen shines with a 48" gas range, stainless steel appliances, and tons of cabinetry & counterspace. There is also a wet bar with wine fridge and glass front accent cabinets. Right off the kitchen is a huge screened in porch.....vaulted ceiling, and tile bar entertainment area with beverage refrigerators. Off of the screen porch is another deck perfect for entertaining. You'll love the low-maintenance composite decking, a heated saltwater pool, a putting green, and a separately fenced in play area. The turf yard adds to the home's low-maintenance appeal. Back inside, the primary suite is off the back of the home and has it's own private balcony overlooking the pool. Freshly painted & with new closet shelving (for all bedrooms), this home truly is move-in ready! Located just across the street from the Intracoastal Waterway and just two blocks from the beach, this home offers access to one of the island's two beach access points with dedicated golf cart parking. The Isle of Palms Rec Center is only two blocks away, offering basketball, tennis, pickleball, baseball diamonds, and more, along with year-round community events. Walk, bike, or take a quick golf cart ride to the beach, marina, rec center, grocery store, and local dining. With no HOA, the option to join Wild Dunes, and proximity to award-winning Charleston County schools, including the BEACHFRONT Sullivan's Island Elementary, this home is perfect for primary residents and vacationers alike. Less than 30 minutes from historic downtown Charleston, this turnkey property is also an investor's dream, offering projected rental income of over \$150k/year with one of the highest cap rates on the island. This beach cottage combines low-maintenance luxury living with incredible rental potential don't miss your chance to own a piece of paradise!

Lot features

- Balcony • Ceramic Tile • Wood • In Ground • Boat Ramp • Club Membership Available
- Dog Park • Fitness Center • Marina • Park • Tennis Court(s) • Trash
- Ceiling - Cathedral/Vaulted • Ceiling - Smooth • High Ceilings • Kitchen Island • Ceiling Fan(s)
- Family • Entrance Foyer • Loft • Pantry • AT&T • Dominion Energy • IOP W/S Comm
- Family Room • Gas Log • One • 0 - .5 Acre • Cottage • Traditional • Outside Access

This listing was provided courtesy of McConnell Real Estate Partners



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