

\$6,890,000 :: 6 Bedrooms / 7 Bathrooms



Subdivision: Sullivans Island
Middle School: Moultrie
High School: Wando
Square Feet: 5229
Home Style:
Year Built: 1973
MLS ID: 24023562



Description of property at 1705 Atlantic Avenue:

Welcome to 1705 Atlantic Ave, a breathtaking oceanfront property epitomizing luxury and modern elegance. Completely transformed by Sea Island Builders in 2020, this home showcases a thoughtful renovation that includes new electrical and plumbing systems, two new water heaters, a sleek metal roof, and a redesigned layout to enhance functionality and contemporary appeal. This spacious residence spans over 5,200 square feet, featuring six bedrooms, each with an ensuite bathroom, plus two additional half baths. The home boasts two expansive living rooms--one on each floor--a separate office, and a cozy den. A three-stop elevator ensures accessibility, and the oversized two-car garage provides ample storage. The exterior renovations are equally impressive, as they reworked all the porches, finished them with premium Ipe decking and railings, and expanded outdoor living space with an additional screened-in porch. A freshly painted exterior, some new windows and doors, and a revamp of the front stairs complement the polished curb appeal. A grand mahogany front door invites you to the main level, featuring an open floor plan lined with windows and doors that flood the room with natural light. The beautiful kitchen seamlessly connects to the large living room, flowing effortlessly onto the spacious screened porch, perfect for entertaining. This full-length screened porch overlooks the pool and expansive backyard, offering a serene outdoor retreat. The main level features three large bedrooms, each with an attached full bathroom, a formal office with a built-in desk and wood-burning fireplace, and an additional half bathroom. Each bedroom throughout the house was redesigned with privacy and convenience in mind, with updated bathrooms featuring new tile, vanities, and fixtures. The third-floor primary suite is a luxurious sanctuary with vaulted ceilings, a wall of windows, and a rooftop deck with partial ocean views, which are even better seen during winter. The separate sitting area offers scenic views, adding to its charm. The elegant suite includes a lavish bathroom and a spacious walk-in closet with an additional stacked washer and dryer for convenience. The lower level features two additional bedrooms, two full bathrooms, a laundry room, and a half bath. Additionally, since FEMA has redrawn the flood maps, this floor is considered a 'legal' finished space - and is gorgeous! A second living room, lined with windows and doors, allows for abundant natural light and easy access leading out to the pool. Wide plank flooring complements the ample living space and an adjacent cozy den anchored by a wood-burning fireplace. The convenient layout and thoughtful finishes create an ideal space for gathering or guests to unwind. The beautiful inground pool and raised hot tub were recently refinished with new gunite and waterline tile, natural stone pavers, and all-new landscaping. A pergola equipped with a gutter system and a gas firepit were added, along with a convenient outdoor shower. Situated on a flag lot that backs up to the maritime forest, the property offers privacy and a

huge yard perfect for pickup soccer or football games. The semi-private beach path provides easy access to the sand and is shared with only one other owner. The expansive outdoor living spaces and the ability to accommodate at least eight cars make this home ideal for gatherings. With its thoughtful design and spacious layout, this home is the best of modern living in a beautifully renovated setting at 1705 Atlantic Ave.

Lot features

- Balcony
- Lawn Irrigation
- Lighting
- Laundry Room
- Wood
- Beach Access
- Beach Front
- In Ground
- Beamed Ceilings
- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Elevator
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Formal Living
- Entrance Foyer
- Office
- Separate Dining
- SI W/S Comm
- Family Room
- Other (Use Remarks)
- Two
- Wood Burning
- Some Thermal Wnd/Doors
- Level
- Traditional

This listing was provided courtesy of Daniel Ravenel Sotheby's International Realty

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