

**\$1,988,000 :: 3 Bedrooms / 3 Bathrooms**



**Subdivision:** Kiawah Island  
**Middle School:** Haut Gap  
**High School:** St. Johns  
**Square Feet:** 3074  
**Home Style:**  
**Year Built:** 1981  
**MLS ID:** 24023656



**Description of property at 217 Sea Marsh Drive:**

Don't miss this Kiawah Island river and beach house with spectacular views of the Kiawah River and surrounding marsh front. Beautiful birdlife and sunsets will fill your views from nearly every room in the home. The entire back of the home has an expansive deck for private lounging on the river side of the island. The three-level home features three large bedrooms and ensuite baths, a large family room with fireplace and massive views of the river, large dining area by the large kitchen and a beautiful sun porch. A first-floor bedroom has a private living area, sunken spa tub (currently not operable) and direct outdoor access. The upper-level bedroom has a private deck with stairs leading to the main level deck. The interior walls are gorgeous, high gloss v-joint pine boards that give a warm, comfortable feeling. A large one-car garage and two lower-level storage rooms provide space for bikes, kayaks, beach and fishing gear. A lower level room, adjacent to the garage, has a shower, and was previously used as a fourth bedroom and game room. On the bottom level is a deep one car garage, a large finished room with a shower, and a storage room (currently used for fishing gear, paddleboard, a workbench, and other items). Please note, for full disclosure, this is not counted in the square footage, and it is not insurable. The room with the shower is not a legal bedroom as it does not have a window or a closet. This information and pictures are for the sole purpose of showing additional storage space. The Sellers have recently added new hickory engineered flooring throughout (2023), painted the entire interior (2023), replaced the roof (2024) and installed a new HVAC compressor (2024). They have also updated the plumbing. This is a wonderful home for entertaining or just soaking in the marvelous river and marsh views. The home could be an attractive rental property, vacation home or primary residence. It is being sold with the brand new porch furniture, all rugs, and all kitchenware, china, glassware and utensils. The new living room, dining room and bedroom furnishings, all from Steven Shell Living and Ballard Designs, are available for purchase. The home is strategically located on the western end of the island, convenient for getting to The Sandcastle, Night Heron Park, or off-island for shopping and dining. A nearby tunnel takes walkers and bikers under the Kiawah Parkway, over to the beach. Kiawah Island has ten miles of white sand beaches, accessible by the miles of bike and walking trails, and is home to The Kiawah Island Resort with five golf courses, the "five-star" Sanctuary hotel, Night Heron Park Nature Center and activities center and The Sandcastle - the property owners private beach club with two pools and workout facilities. Shopping and Dining options are close by whether you prefer the Kiawah Resort Clubhouses or Freshfields Village. Kiawah Island is just a 45 minute ride to downtown Charleston and Charleston International Airport. Buyers are required to pay one time at closing, 1/2 of 1% of the purchase price to the Kiawah Island Community Association capital reserve fund.

Lot features

- Balcony • Laundry Room • Ceramic Tile • Wood • Beach Access • Marshfront • River Front
- Waterfront - Shallow • Boat Ramp • Clubhouse • Club Membership Available • Dock Facilities
- Fitness Center • Gated • Golf Course • Laundry • Park • Pool • Security • Storage
- Tennis Court(s) • Trash • Walk/Jog Trails • Ceiling - Cathedral/Vaulted • Ceiling - Smooth
- High Ceilings • Garden Tub/Shower • Kitchen Island • Walk-In Closet(s) • Ceiling Fan(s)
- Eat-in Kitchen • Family • Formal Living • Entrance Foyer • Separate Dining • Study • Sun
- Utility • Berkeley Elect Co-Op • Family Room • One • Skylight(s) • Window Treatments
- 0 - .5 Acre • Wooded • Traditional • Ceiling Fan(s) • Garden Tub/Shower • Multiple Closets
- Outside Access • Sitting Room • Walk-In Closet(s)

**This listing was provided courtesy of Akers Ellis Real Estate LLC**

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