



Subdivision: Debordieu Colony
Middle: Waccamaw Middle
School: School
High School: Waccamaw High School
Square Feet: 3443
Home Style:
Year Built: 2001
MLS ID: 2414084



Description of property at 2925 Luvan Blvd.:

The view, the view and the view! This stunning home has a vast and gorgeous view of LaBruce Pond in Debordieu Colony with a huge, deep screened-in porch to enjoy it from! The sunsets are **MAGICAL** and the pond is brimming with wildlife to watch. This four bedroom, 4 ½ bath home has a master on the main level as well as an optional master on the second level. The owners have renovated it to perfection- the new kitchen has high-end cabinets from Prodigy and Cambria quartz counters plus top-of-the-line appliances, as well as a brand-new large pantry. The entire house has been painted both inside and out and the hardwood floors have been beautifully refinished. Plus, they added a new metal roof! Upstairs has an additional extra big family room for spreading out- and there's room for working remotely. The large open floorplan is perfect for gracious entertaining. Calling all who love the outdoors! The generous garage boasts a new fishing room, high ceilings for your boat, ample space for golf carts plus your beach and creek toys. The fenced in yard is perfect for stargazing or grilling out with your family. This home is a true gem for full-time living or your lovely second home escape! And the location is ideal- a couple of minutes from the boat ramp, golf course, tennis/fitness facility or a short golf cart ride to the beach. Improvements also include; shoreline restoration, two tankless water heaters, new exterior shutters, updated gas fireplace facing and added bench seats, new gutters, whole house dehumidifier and air purifiers, plus more! A unique opportunity in the community of DeBordieu Colony which offers miles of beach, a creek system which connects to the North Inlet and Atlantic Ocean and is a heaven for boaters, kayakers and fishermen alike, a nature preserve filled with wildlife and a 24-hour manned security gate. The private DeBordieu Club's amenities include a Pete Dye golf course, several dining options, pickleball, tennis, a fitness center and several pools. Nothing could be finer than to be in Debordieu!

Lot features

- Balcony • Fence • Sprinkler/Irrigation • Porch • Washer Hookup • Carpet • Tile • Wood
- Pond • Gated Community • Smoke Detector(s) • Security Service • Double Oven • Dishwasher
- Disposal • Microwave • Range • Refrigerator • Owner Only • Yes • Beach Rights
- Boat Ramp • Clubhouse • Gated • Owner Allowed Golf Cart • Private Membership
- Pet Restrictions • Security • Tenant Allowed Golf Cart • Tennis Court(s) • Community
- Outdoor Pool • Central • Beach • Boat Facilities • Clubhouse • Golf Carts OK • Gated
- Private Beach • Recreation Area • Tennis Court(s) • Golf • Long Term Rental Allowed • Pool
- Short Term Rental Allowed • Common Areas • Security • Fireplace • Bedroom On Main Level
- Entrance Foyer • Kitchen Island • Stainless Steel Appliances • Solid Surface Counters • Workshop
- Cable Available • Electricity Available • Phone Available • Sewer Available • Underground Utilities
- Water Available • Near Golf Course • Lake Front • Outside City Limits • Pond • Rectangular
- Raised Beach • Golf Course

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