

**\$779,000 :: 4 Bedrooms / 4 Bathrooms**



**Subdivision:** Kingswood Estates  
**Middle:** North Myrtle Beach Middle  
**School:** School  
**High School:** North Myrtle Beach High School  
**Square Feet:** 3279  
**Home Style:**  
**Year Built:** 2018  
**MLS ID:** 2419092



**Description of property at 2300 Little River Neck Rd.:**

This property offers a unique blend of luxury and versatility, ideal for rental income or as an Airbnb. The studio apartment, located above the garage, provides a private entrance, making it ideal for guests or as a rental unit. Inside, you'll find a spacious living and sleeping area, complemented by a small kitchen equipped with a mini fridge, microwave, sink and cabinets. The apartment also includes a separate laundry room, a full bath, and ample storage space, offering both comfort and functionality. The lower level of the main house features a bedroom, flex room, full bath and a cozy sitting area, which can easily be closed off for privacy. The second level boasts a spacious living area, formal dining room, primary bedroom with full bath featuring a tiled walk-in double shower, and a second bedroom with its own private bathroom. The stunning kitchen features granite countertops, stainless steel appliances and ample cabinetry. The home also includes a large laundry room off the kitchen and conveniently located elevator, making easy work of bringing up groceries from the garage. Designed for comfort and convenience, the property is equipped with hurricane shutters, a full yard irrigation system, three A/C units (two for main house and one for studio apartment), and two propane tanks - one dedicated to the whole house Generac Generator and the other for heating the pool and hot tub. Outdoor amenities include a refreshing pool, hot tub, outdoor shower, outdoor fireplace, and a covered outdoor kitchen area ready for your appliances. Enjoy the outdoors with two screened-in porches with Trex flooring or the ground level patio for relaxing by the well maintained grassed in yard. The entire property is fenced in for your privacy. Security system is in place, and transferable, and the property offers ample parking with an oversized one car garage with work space, toilet and utility sink under studio apartment, and huge two-car garage with separate entrance for your golf cart. Both garages have mini-split heater/air units for comfort. Located in a prime area, it's less than five minutes to Cherry Grove Beaches and within walking distance to Captain Archie's and Filet's Restaurants. You can even take your golf cart straight to the beach!

**Lot features**

- Balcony • Deck • Fence • Hot Tub/Spa • Sprinkler/Irrigation • Porch • Patio • Storage
- Washer Hookup • Luxury Vinyl • Luxury Vinyl Plank • Tile • Wood • Security System
- Smoke Detector(s) • Dishwasher • Disposal • Microwave • Range • Refrigerator • Owner Only
- Yes • Owner Allowed Golf Cart • Owner Allowed Motorcycle • Pet Restrictions
- Tenant Allowed Golf Cart • Tenant Allowed Motorcycle • Outdoor Pool • Private • Central
- Propane • Golf Carts OK • Long Term Rental Allowed • Short Term Rental Allowed • Attic
- Elevator • Permanent Attic Stairs • Split Bedrooms • Window Treatments • Breakfast Bar
- Bedroom On Main Level • Entrance Foyer • In-Law Floorplan • Stainless Steel Appliances
- Solid Surface Counters • Cable Available • Electricity Available • Sewer Available

- Underground Utilities
- Water Available
- Irregular Lot
- Traditional

**This listing was provided courtesy of Keller Williams Innovate South**



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