

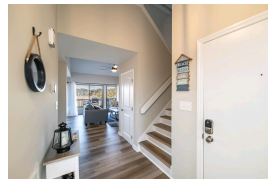
# 54 Spartina Ct. Pawleys Island, SC 29585

**\$647,500 :: 2 Bedrooms / 2 Bathrooms**

(843) 478-8061



**Subdivision:** Heron Marsh  
**Middle School:** Waccamaw Middle School  
**High School:** Waccamaw High School  
**Square Feet:** 1220  
**Home Style:**  
**Year Built:** 1992  
**MLS ID:** 2423176



### Description of property at 54 Spartina Ct.:

Welcome to your dream coastal retreat in the highly sought after, gated community of Litchfield by the Sea! This exquisite 2 bedroom 2 bathroom Heron Marsh villa is just steps from the private beach and has been completely renovated blending modern touches with coastal charm! Upon entering, you are greeted by a bright and contemporary open-concept layout that seamlessly connects the living, dining, and kitchen areas ideal for entertaining. The increased kitchen ceiling height provides a spacious open kitchen with taller modern solid wood cabinets for ample storage. This contemporary layout has a large counter space that connects the kitchen and adjacent dining area with sleek quartz countertops. The custom built-in bench seating in the dining area also provides additional lockable storage. The outdated popcorn ceilings were all removed and now have a smooth modern finish. Durable luxury vinyl plank (LVP) flooring has been installed throughout the villa, including the stairs, to allow this villa to maintain its pristine appearance. The master bedroom suite, located on the second floor, offers a private getaway with a sitting area or ensuite. The luxury bath has a modern vanity with marble countertop including a fully tiled shower with pebble stone floor. In addition to the villa beauty, the HVAC systems were replaced including all new ductwork and smart thermostats. As part of the new HVAC system, a whole home dehumidification system was installed as well as a separate HVAC system for the upstairs master suite to provide optimal comfort year round. The ground level storage and laundry room has fiberglass reinforced plastic (FRP) finished walls and deck tiles to offer a brighter cleaner space. The washer, dryer and utility sink sit on an elevated platform along with a new commercial grade water heater. The spacious living room provides a peaceful atmosphere with vaulted ceilings filled with natural light, creating an inviting and airy atmosphere suitable for both relaxation and entertaining. Step onto the oversized private deck/balcony to enjoy breathtaking views of the natural saltwater marsh. This is one of the best places in the resort for enjoying the seasonal changes of the estuaries and watching migratory birds travel the coast. Whether you're having your morning coffee or winding down in the evening, the picturesque scenery provides a perfect backdrop for any occasion Litchfield by the Sea offers a secure, gated community with meticulously maintained grounds and a vibrant coastal ambiance. Located just moments from the heart of Pawleys Island, this villa offers proximity to renowned golf courses, fine dining establishments, boutique shopping, and cultural attractions. As a resident of Litchfield by the Sea, you'll have access to a range of premium amenities, including private beach access with clubhouse, swimming pool, tennis and pickleball courts, walking and bike trails, fishing and crabbing piers. Whether you're seeking a full-time residence, a vacation getaway, or a lucrative investment option, this property embodies the essence of coastal living at its finest. Don't miss this rare opportunity to experience and own this

rare marsh front serenity of Heron Marsh. Discover why this villa is the perfect place for your coastal escape, call today to schedule your showing or for more information!

Lot features

- Central
- Association Management
- Common Areas
- Cable TV
- Insurance
- Internet
- Maintenance Grounds
- Pest Control
- Pool(s)
- Recreation Facilities
- Security
- Trash
- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Water Available
- Low Rise

**This listing was provided courtesy of Chosen Realty LLC**

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