



# 109 Pioneer Loop, Georgetown, 29440, SC

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**Price - \$3,895,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
5	5	4625	0.5300	1974	76 Days

## Features

### Exterior

- Balcony
- Deck
- Sprinkler/Irrigation
- Porch

### Cooling

- Central Air
- Wall/Window Units

### Heating

- Electric

### Floors

## Appliances

- Cooktop
- Dishwasher
- Disposal
- Microwave
- Range
- Refrigerator
- Range Hood
- Dryer
- Washer

- Carpet
- Luxury Vinyl
- Luxury VinylPlank
- Tile
- Wood

## Security Features

- Gated Community
- Smoke Detector(s)
- Security Service

## Community Features

- 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

## Interior Features

- Furnished
- Fireplace
- Hot Tub/Spa
- Breakfast Bar
- Bedroom on Main Level
- Entrance Foyer
- Kitchen Island
- Stainless Steel Appliances
- Solid Surface Counters

## Pool Features

- Community
- Outdoor Pool

## Utilities

- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Underground Utilities
- Water Available

## Window Features

- Storm Window(s)

## Lot Features

- Flood Zone
- Near Golf Course
- Irregular Lot
- Outside City Limits
- Waterfront

## Other

- Ocean Front
- Owner Only
- Yes
- Beach Rights
- Boat Ramp
- Clubhouse

## Style

- Traditional

- Gated
- Owner Allowed Golf  
Cart
- Private Membership
- Pet Restrictions
- Security
- Tenant Allowed Golf  
Cart
- Tennis Court(s)
- Central
- Association  
Management
- Common Areas
- Legal/Accounting
- Recycling
- Security

## Description

Welcome to 109 Pioneer Loop - a luxurious and sophisticated beachfront residence being sold professionally furnished. This exceptional home offers many separate indoor and outdoor gathering areas to include two spacious interior living areas, a large screen porch, an oceanfront gazebo, firepit seating area on lower deck, open air spacious 2nd floor deck and lower game porch with a hot tub. The grass areas by the walkway to the beach offer space for outdoor games and leisure. The ideal setting for ultimate entertaining and/or enjoying the serenity of the ocean! The home offers five beautifully appointed bedrooms, including three upper-level ensuites – two open directly to the ocean-view deck – one bedroom located on the main level and one on the lower level. Recent upgrades include a new metal roof, whole house generator, upgraded electrical system, and hurricane-rated automatic rolldown shutters for peace of mind. Outdoor enhancements include a new gazebo by the beach, composite decking, a private beach walkway, a bricked entrance and repaved driveway. Inside, the home has been freshly painted and features new lighting, custom window treatments with automatic shades, and updated flooring throughout the lower level and staircase. The kitchen has been completely renovated with quartz countertops, new appliances, refinished cabinets and updated hardware. Additional highlights include iron entry doors, epoxy garage floors with custom storage systems, enclosed and climate-controlled lower-level space, a renovated laundry room with new appliances, and a stylishly updated bar area. Additional features include an air purification system, dehumidifier, lush new landscaping, and beautifully curated furnishings complete this exceptional offering. Located just steps from the beach and close proximity to the DeBordieu Beach Club, 109 Pioneer Loop combines timeless coastal elegance with modern convenience and sophistication. A unique opportunity in the one of a kind DeBordieu Colony, offering miles of beach, a boat ramp, that provides access to North Inlet and the Atlantic Ocean, an onsite nature preserve with hiking, biking and golf cart trails, all within a 24 hour manned security gate. The private DeBordieu Club offers golf, tennis, pickleball, pools and a workout facility. The club also has multiple dining options, to include oceanfront dining, for members and guests. DeBordieu Colony is just south of Pawleys Island and north of Charleston. If you desire an exceptional coastal lifestyle, look no further! Excellent estimated rental potential for an investor.

## SEE THIS PROPERTY



### James Schiller

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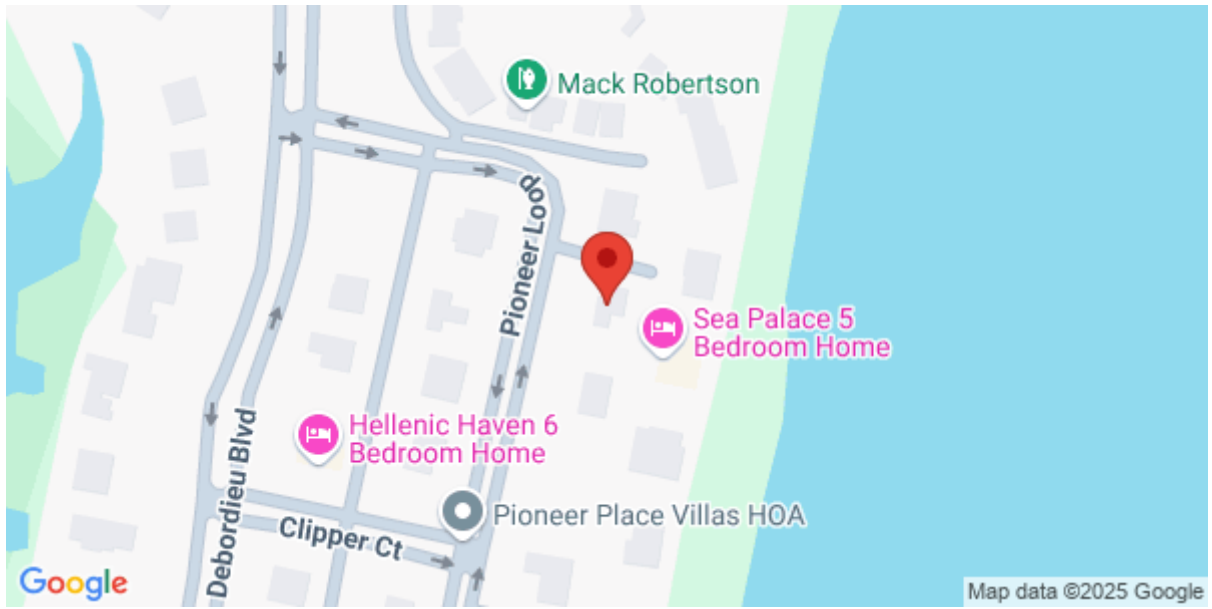
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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