



# 1311 Jenkins Lagoon Drive, Seabrook Island, 29455, SC

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**Price - \$3,475,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	4	1	4552	0.6400	2001	147 Days

## Features

### Exterior

- Dock - Existing
- Elevator Shaft
- Lawn Irrigation
- Lighting
- Rain Gutters

### Cooling

- Central Air

### Heating

- Heat Pump

## Floors

- Ceramic Tile
- Wood  
• Brick

## Community Features

- Boat Ramp
- Clubhouse
- Club Membership Available
- Dock Facilities
- Elevators
- Fitness Center
- Gated
- Golf Course
- Golf Membership Available
- Marina
- Park
- Pool
- RV/Boat Storage
- Security
- Tennis Court(s)
- Trash
- Walk/Jog Trails

## Roof

- Architectural

## Interior Features

- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Walk-In Closet(s)
- Eat-in Kitchen
- Family
- Formal Living
- Entrance Foyer
- Office
- Separate Dining
- Study
- Utility

## Security Features

- Security System

## Utilities

- Berkeley Elect Co-Op
- John IS Water Co

## Fireplace Features

- Family Room
- Gas Log
- Living Room
- Two

## Window Features

- Some Thermal Wnd/Doors
- Window Treatments

## Lot Features

- .5 - 1 Acre
- Cul-De-Sac
- Level

## Other

- Ceiling Fan(s)
- Outside Access
- Lagoon
- Marshfront
- River Access
- Tidal Creek
- Central

## Style

- Traditional

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

## Description

At the end of a discrete gravel driveway, off a quiet cul-de-sac, on exclusive Jenkins Point Plantation, a coveted sanctuary on Seabrook Island, sits a 'River House' of beautifully gracious proportions. One feels embraced upon arrival & drawn to the grand front porch overlooking a beautiful, serene lagoon/marsh area teeming with birdlife. This exceptional .64 acre sanctuary is a gardener's delight with professional landscaping to enhance the hand molded Charleston brick entrance. The property is truly a destination. It offers 10' ceilings, open plan living with chestnut flooring throughout main floor, incl. master. Transom windows enhance the glorious sunset marsh views to the North Edisto & Bohicket Rivers while the constant breezes on the front porch invite one to linger. See document. Entertaining options abound on the rear deck, spacious screened porch, or delightful patio. The crabbing/kayaking dock provides access to Bohicket Creek. New roof 2024 & recently installed whole house generator plus elevator are just some of the many features of this stunning retreat. Close to indoor/outdoor pools, pickleball/tennis, gym, beaches, Freshfields Village & beautiful downtown Charleston.

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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