



1712 Live Oak Park, Seabrook Island, 29455, SC

https://searchrealestate.co/properties/1712-live-oak-park/seabrook-island/sc/29455/MLS_ID_24025640



Price - \$465,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
1	2	988	0.0200	1983	288 Days

Features

Exterior

- Dock - Existing
- Lighting

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Ceramic Tile

- Luxury Vinyl
- Carpet

- Boat Ramp
- Central TV Antenna
- Clubhouse
- Club Membership Available
- Equestrian Center
- Fitness Center
- Gated
- Golf Course
- Golf Membership Available
- Lawn Maint Incl
- Park
- Pool
- RV/Boat Storage
- Security
- Tennis Court(s)
- Trash
- Walk/Jog Trails

Interior Features

- Ceiling - Cathedral/Vaulted

Utilities

- Berkeley Elect Co-Op
- SI W/S Comm

Window Features

- Some Storm Wnd/Doors
- Window Treatments

Lot Features

- Cul-De-Sac
- Wetlands

Other

- Asphalt
- Multiple Closets
- Outside Access
- Marshfront

Description

This beautifully updated one-bedroom, two-bath villa offers one of the most spectacular marsh views on Seabrook Island and is now available at a newly reduced price. Nestled along the serene tidal marsh, it provides expansive, panoramic vistas that stretch all the way to Cherry Point on Wadmalaw Island. Whether you're savoring your morning coffee or enjoying a sunset cocktail, the two outdoor decks and inviting screened porch offer the perfect vantage points to take in the unmatched natural beauty. From the upstairs porch, you'll experience some of the island's most captivating sunsets. At different tidal levels, dolphins can often be seen feeding in the marsh creek just beyond the villa, an extraordinary sight that captures the essence of Lowcountry living. Seabrook Island is also a haven for bird enthusiasts, home to over 80 species and an active birding community known as the Seabrook Island Birders, which welcomes residents who wish to participate. Inside, the villa's open floor plan and abundant natural light create a welcoming, coastal retreat. The spacious living room offers the flexibility to host overnight guests with a pull-out bed and a full upstairs bath. Recent enhancements include new Hardie plank siding, a new HVAC system, crawl space encapsulation, and new carpeting in the living area, making this a turnkey property ready for immediate enjoyment. Just a short stroll away, the neighborhood pool is framed by majestic live oaks, offering a tranquil space for relaxation. Villa residents also enjoy access to a private community dock, perfect for crabbing or observing the vibrant life of the marsh up close. From May through October, the island is home to nesting sea turtles protected by the Seabrook Island Turtle Patrol, and homeowners are welcome to volunteer and support this meaningful conservation effort. For those heading to the beach, Boardwalk 1 provides a scenic walk to Captain Sams Inlet and North Beach, one of Seabrook's most treasured natural landscapes. The villa's location also places you within easy reach of the Lake House wellness center and island walking trails. Two bicycles are included with the villa, inviting you to explore the beauty of Seabrook at your own pace. Whether you're searching for a full-time residence, a vacation retreat, or an income-producing investment, this marshfront gem offers an unbeatable blend of natural beauty, modern comfort, and exceptional value. Seabrook Island, nestled along the South Carolina coast, encompasses 2,200 acres of breathtaking natural beauty, inviting residents and visitors to embrace a tranquil coastal lifestyle. With its lush maritime forests, serene marshlands, and pristine beaches, Seabrook Island offers a sanctuary where generations have crafted enduring memories in a peaceful, semi-tropical setting. This private oceanfront destination boasts the prestigious SIC Audubon Sanctuary Golf Courses and holds the distinction of being an Audubon International Certified Sustainable Community. The island's commitment to preserving its natural habitat ensures that its serene sanctuaries thrive. Members of the Seabrook Island Club enjoy exclusive access to world-class amenities, including two championship golf courses - the Willard Byrd-designed Ocean Winds and the Robert Trent Jones, Sr.-designed Crooked Oaks. Additionally, there's a tournament-grade tennis center, pickleball courts, an equestrian center, fitness facilities, and aquatic options for leisure. Residents savor 4 miles of unspoiled beaches, along with diverse dining venues, shopping opportunities, and an array of social clubs and activities. Freshfields Village beckons with its exceptional shopping experience and a variety of dining options catering to every palate. For boating enthusiasts, Bohicket Marina stands as a full-service haven, offering 200 wet slips, 114 dry storage slips, a charming market, and delightful waterfront restaurants. Please note that the purchase of any property on Seabrook Island requires membership in the Seabrook Island Club. Additionally, buyers should be aware of the fees associated with the Seabrook Island Property Owners Association capital fund which is $\frac{1}{2}$ of 1% of the purchase price as well a \$250 transfer fee payable to SIPOA. Many regimes have capital contribution fees so make sure you understand those fees as well.

SEE THIS PROPERTY



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Check On Site



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Location



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