



# 2135 Landfall Way, Seabrook Island, 29455, SC

[https://searchrealestate.co/properties/2135-landfall-way/seabrook-island/sc/29455/MLS\\_ID\\_25005015](https://searchrealestate.co/properties/2135-landfall-way/seabrook-island/sc/29455/MLS_ID_25005015)



Price - \$329,900

Bedrooms	Baths	SqFt	Year Built	DOM
1	1	708	1984	86 Days

## Features

### Exterior

- Dock - Floating
- Dock - Shared
- Lawn Irrigation

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Pool Features

- In Ground

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

### Interior Features

- Ceiling - Smooth
- Living/Dining Combo

### Utilities

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

### Window Features

- Thermal Windows/Doors

### Other

- Marshfront
- Waterfront - Shallow
- Asphalt

## Description

Enjoy the everchanging tidal marsh views, the amazing Seabrook wildlife and breathtaking sunsets from this first-floor condo in Bay Pointe- one of Seabrook Island's best kept secrets. Condo has been updated throughout! One-bedroom, one bath with a wonderful screened porch, quartz and stainless kitchen with updated cabinetry and a living/dining room with shiplap walls and oak flooring. Bathroom has been updated with a custom walk-in shower, tile floor and new vanity. Hurricane rated sliders and windows. Exterior storage closet. Perfect for a vacation home or full-time residence. Bay Pointe, a private gated community offers a crabbing dock with floater that extends 400 feet into Horseshoe Creek with direct access to Bohicket Creek, a community salt water pool with picnic area and kayak storage. The Lake House wellness/community center at Palmetto Lake, Equestrian Center and Racquet Club are only a short walk away or hop on the bike path and head to Bohicket Marina and Freshfields Village. Insurance and pest control are included in the regime fee (\$788 monthly) and new owners pay a capital contribution of \$1,576 to the regime at closing. There is a special assessment of \$1,750 per unit, payable in two installments. \$875 due on 3/01/2025 and \$875 due on 6/01/2025. Special assessment information under documents. Seabrook Island residents enjoy an unparalleled lifestyle in a tranquil, private, oceanfront community that blends natural beauty with world-class amenities and top-tier security. Here, you'll experience a life filled with abundant social, recreational, and sporting opportunities. Among the many highlights are two renowned championship golf courses: Ocean Winds, designed by Willard Byrd, and Crooked Oaks, created by Robert Trent Jones, Sr. The island also boasts a state-of-the-art tennis center, pickleball courts, a full-service equestrian center, a comprehensive fitness and aquatics complex, and miles of pristine, unspoiled beaches. For dining, residents can indulge in a variety of seasonal indoor and outdoor restaurants, perfect for everything from casual lunches to elegant private events of any size. Conveniently located on Seabrook Island are both Freshfields Village and Bohicket Marina. Nestled between Seabrook and Kiawah Islands, Freshfields Village is a charming hub for upscale shopping, casual and fine dining, and family-friendly outdoor events. Bohicket Marina, a full-service facility, offers 200 wet slips, 114 dry storage slips, a delightful market, and an array of delightful restaurants and boutique shops. Whether you're looking to unwind or stay active, Seabrook Island offers the perfect blend of serenity, luxury, and adventure. Contribution to capital within P.U.D. upon the initial sale and resale is 1/2 of 1% of the sale price. Buyer responsible for a \$250 transfer fee at closing. Purchase also requires membership to the Seabrook Island Club.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

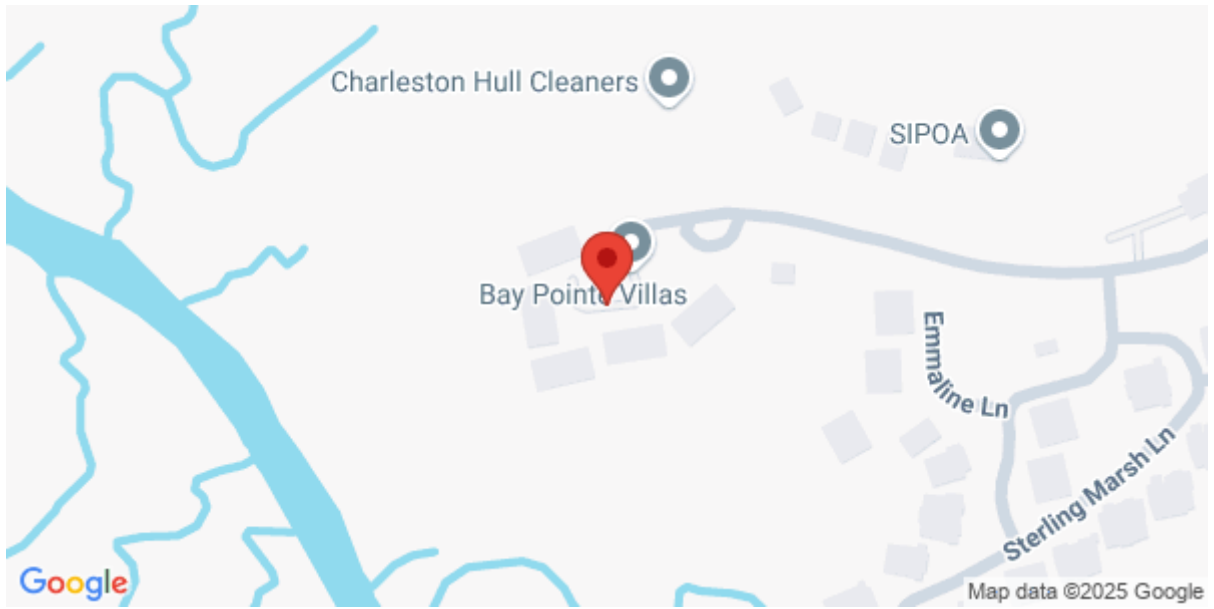
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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