



# 220 Arctic Avenue, Folly Beach, 29439, SC

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**Price - \$3,400,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
6	7	3000	0.2500	2023	45 Days

## Features

### Floors

- Luxury Vinyl

### Roof

- Metal

### Laundry Features

- Laundry Room

### Pool Features

- Above Ground
- Pool - Elevated

### Interior Features

- Ceiling - Smooth
- Elevator
- Kitchen Island

- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Great
- Living/Dining Combo

### Style

- Contemporary

### Other

- Beach Access
- Ceiling Fan(s)
- Outside Access

## Description

Welcome to your dream home! Nestled in one of the most sought-after coastal locations, and directly across from the beach and beach path, this exquisite, recently constructed home offers an unparalleled living experience with panoramic ocean views that will take your breath away. Whether you're looking for a primary residence or a second home, this home is the perfect place to unwind, entertain, or simply enjoy the serene beauty of nature: The supreme sanctuary.

**Spectacular Ocean Views:** From almost every room, you'll enjoy sweeping views of the ocean, providing a beautiful backdrop of sunrises and the calming rhythm of the waves.

**Spacious Living Areas:** The open-concept design seamlessly connects the living, dining, and kitchen areas, all of which are bathed in natural light, enhancing the sense of space and making it ideal for entertaining guests or relaxing with family. And there is even an extra living area upstairs!

**Large Windows and Sliding Glass Doors:** Let the outside in with expansive windows and glass doors that open to a spacious deck or patio, perfect for enjoying morning coffee or evening cocktails while soaking in the views.

**Gourmet Kitchen:** A chef's delight, featuring high-end appliances, custom cabinetry, a large island, and ample counter space - everything you need to create delicious meals while enjoying the view.

**Outdoor Paradise:** There are multiple porches and decks which provide plenty of space for outdoor dining, lounging, or entertaining. And there is a wonderful large heated pool!

**Prime Location:** Directly across from the beach and beach path, and within walking distance to downtown Folly Beach, yet far enough away to offer peace, privacy, and tranquility. Enjoy the best of both worlds - a relaxed lifestyle with easy access to all that the area has to offer.

**Some Additional Features Include:** Every bedroom has its own ensuite full bathroom. Elevator from the ground floor up to the main living area. Standing seam metal roof. Tankless gas water heater. Impact resistant windows and doors. Shiplap walls. LVP flooring. Property is being sold furnished. Nothing can be built between the house and the ocean, so there will be no obstruction to the amazing ocean views. Buyer to verify with the town. Alterations to the home are possible to include expanding the living room and enclosing the ground floor area for garage parking and storage. If this is your primary residence, you can short term rent the property 72 nights per year and get some great rental income to help offset any expenses. Buyer to verify.

## SEE THIS PROPERTY



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### Check On Site



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### Location



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