



# 2340 Marsh Hen Drive, Seabrook Island, 29455, SC

[https://searchrealestate.co/properties/2340-marsh-hen-drive/seabrook-island/sc/29455/MLS\\_ID\\_24022856](https://searchrealestate.co/properties/2340-marsh-hen-drive/seabrook-island/sc/29455/MLS_ID_24022856)



**Price - \$2,150,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	4	1	3550	0.4000	1999	189 Days

## Features

### Exterior

- Lighting

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Community Features

- Boat Ramp
- Clubhouse

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

## Interior Features

- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Kitchen Island
- Wet Bar
- Ceiling Fan(s)
- Central Vacuum
- Family
- Formal Living
- Entrance Foyer
- Separate Dining
- Sun

## Utilities

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

## Fireplace Features

- Gas Log
- Living Room

## Window Features

- Thermal Windows/Doors
- Window Treatments

## Lot Features

- Level
- Wooded

## Style

- Traditional

## Laundry Features

- Laundry Room

## Other

- Asphalt
- Ceiling Fan(s)
- Garden Tub/Shower
- Walk-In Closet(s)

## Description

This well maintained, beautiful home boasts many exceptional features, a functional floor plan and great curb appeal. As you enter through the tile foyer, you'll find the dining room on your right and a welcoming living room straight ahead, complete with gas fireplace, high ceiling, hardwood floors and porch access. The living room flows seamlessly into the fully-equipped kitchen which features, granite counters, cherry cabinets, Subzero refrigerator, Wolf double ovens and gas cooktop, Asko dishwasher, double thickness granite island with prep sink (with second disposal) and under cabinet lighting. The kitchen is open to the family room allowing the chef to remain engaged with family and guests while preparing meals. Adjacent to the kitchen and dining room is the butler's pantry/ wet bar outfitted with cherry cabinets and a Subzero beverage refrigerator. The spacious primary suite offers access to the sunroom, a large walk-in closet, double tray ceiling, a distinctive marble vanity, soaking tub and seamless glass shower. On the opposite side of the house there are two guest bedrooms each with an ensuite bathroom and walk-in closet. The finished room over the garage, currently being used as another family room, features built-ins, a full bathroom and serves as the fourth bedroom. Additional highlights include, hardwood floors in the main living areas, exterior paint (2024), new carpet (2024), a new HVAC system (2022), a whole house smoke alarm system, plantation shutters throughout, crown molding throughout, two storage closets in FROG, generous attic space with pulldown staircase, landscape lighting and full yard irrigation. Residents of Seabrook Island enjoy living in a serene, natural, private ocean-side community with ultimate security, world-class amenities and a life of social and sporting abundance. Amenities include two championship golf courses- Willard Byrd designed Ocean Winds and Robert Trent Jones, Sr. designed Crooked Oaks-, a tournament grade tennis center, pickle ball courts, full-service equestrian center, fitness and aquatics complex, long unspoiled beaches, a seasonal variety of indoor and outdoor dining venues for lunch, dinner and your own private events of any size. Also located on the island proper are Freshfields Village and Bohicket Marina. Located between Seabrook Island and Kiawah Island, Freshfields Village is an impressive spot for shopping, fine and casual dining, convenient services and family-friendly outdoor events. Bohicket Marina is a full-service marina with 200 wet slips, 114 dry storage slips, a quaint market and wonderful restaurants and shops. 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



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### **Check On Site**



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### **Location**



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