



2515 Cat Tail Pond Road, Seabrook Island, 29455, SC

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Price - \$2,200,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	4	3520	0.5000	1997	124 Days

Features

Exterior

- Lawn Irrigation
- Rain Gutters

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Ceramic Tile

Community Features

- Wood
- 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
- Tennis Court(s)
- Trash
- Walk/Jog Trails

Laundry Features

- Laundry Room

Security Features

- Security System

Interior Features

- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Ceiling Fan(s)
- Central Vacuum
- Eat-in Kitchen
- Entrance Foyer
- Great
- Separate Dining
- Sun

Utilities

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

Fireplace Features

- Gas Log
- Great Room

Window Features

- Thermal Windows/Doors
- Window Treatments

Lot Features

- .5 - 1 Acre

Other

- Marshfront
- Waterfront - Shallow
- Asphalt
- Ceiling Fan(s)
- Garden Tub/Shower
- Outside Access
- Sitting Room
- Walk-In Closet(s)

Style

- Traditional

Description

With many custom, high-end features and quality finishes throughout, this marsh front home offers a thoughtful floor plan where each space flows cohesively into the next, presenting a cozy living experience, while also allowing its residents the privacy to each of their suites. The four-bedroom, four-bath home is located on a .55-acre, corner lot with beautiful landscaping and a "historical Charleston" inspired brick front entry. Looking out over the tidal marsh, the great room has custom Pella windows, access to the deck and a fireplace with custom a mantle and built-ins. The spacious granite and stainless kitchen features, a sizable center island, bar area with second sink and beverage refrigerator, a pantry and breakfast room. Convenient to the kitchen, the dining room has wainscoting and a tray ceiling. Adjacent to the breakfast room, the window lined sunroom is the perfect place to enjoy the tranquil marsh views and the large rear deck offers plenty of space for entertaining. The primary bedroom suite offers a sitting room with marsh views with deck access, a large walk-in closet, Jacuzzi tub, double vanity and custom glass and tile shower. Each guest bedroom has an ensuite bathroom. The fourth bedroom is privately tucked over the garage and currently styled as a family room. There are hardwood floors throughout. Furnishings negotiable. Additional highlights include, mid-island location convenient to all amenities, Hardie Plank overlapping shingle exterior, custom crown moldings, two Rinnai water heaters, security system and laundry room. 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



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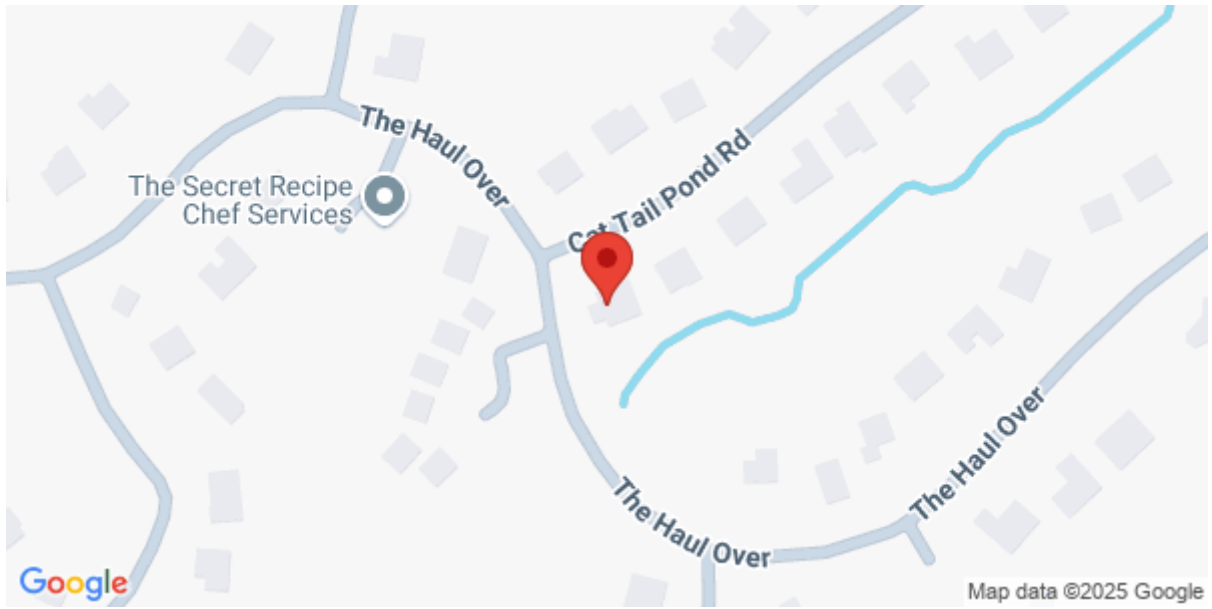
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Check On Site



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Location



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