



# 295 Coleman Boulevard, Mount Pleasant, 29464, SC

[https://searchrealestate.co/properties/295-coleman-boulevard/mount-pleasant/sc/29464/MLS\\_ID\\_25007425](https://searchrealestate.co/properties/295-coleman-boulevard/mount-pleasant/sc/29464/MLS_ID_25007425)



**Price - \$990,000**

**Lot Size    DOM**

0.3600      50 Days

## Features

### Community Features

- Boat Ramp

### Utilities

- Electricity Connected
- Water Connected

### Lot Features

- Level
- Will Build

## Description

Sought-after Bayview Acres neighborhood in the heart of Mount Pleasant. This expansive .36-acre lot, over a third of an acre, offers a unique chance to create your own dream residence or explore lucrative development opportunities for a duplex or townhome project, that will align with the Bayview Acres' flexible CC&Rs. Bayview's amenities include a boat ramp, a play park featuring a tennis court, and a scenic causeway that provides access to Shem Creek Park and various dining options. This property is conveniently situated between Mount Pleasant's Shem Creek, Old Village, and Downtown Charleston. It is also close to schools, parks, and excellent restaurants, allowing you to experience the best of South Mount Pleasant while having easy access to everything you need. You are just minutes Downtown Charleston and a short golf cart ride from watching the Charleston Battery Soccer Club play at Patriots Point. With new Bicycle lane improvement projects which is apart of "the battery downtown to the Sullivan's Island Beach" Bicycle and sidewalk plan this is an incredible opportunity. If you are searching for the perfect location, you have found it. With Multi-Million-Dollar Houses, Condos, and Townhomes just a block away, this property is sure to sell quickly. With an Excellent School District that is zoned for Mount Pleasant Academy, Moultrie Middle, and Lucy Beckham High School. The Setbacks are as followed: Front Setback: 30ft, Side Yard: 25ft (Combined Width) - 10ft Width on One Side), Rear Yard: 30ft, Building Coverage is No More than 35%, Vertical Measure: 35Ft Height

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

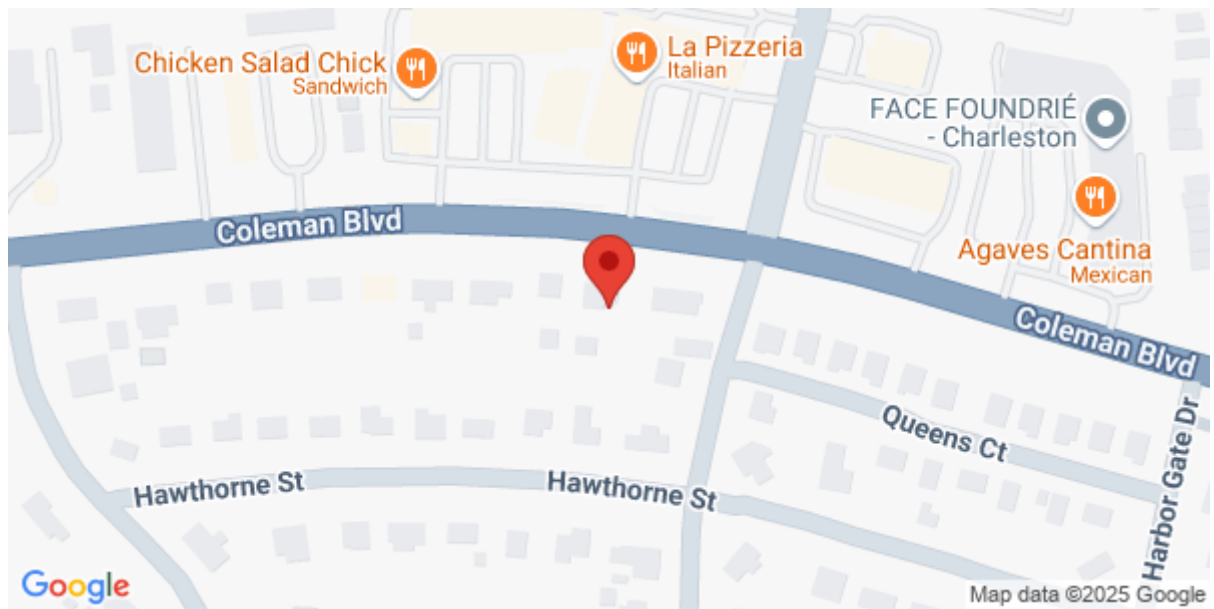
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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