



# 304 Carolina Boulevard, Isle of Palms, 29451, SC

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**Price - \$5,395,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	4	1	3750	0.1900	2025	57 Days

## Features

### Exterior

- Balcony
- Elevator Shaft
- Lawn Irrigation
- Rain Gutters

### Cooling

- Central Air

### Floors

- Wood

### Laundry Features

## Interior Features

- Gas Dryer Hookup
- Washer Hookup
- Laundry Room

- High Ceilings
- Elevator
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Ceiling Fan(s)
- Eat-in Kitchen
- Formal Living
- Entrance Foyer
- Living/Dining Combo
- Media
- Pantry
- Separate Dining

## Lot Features

- High

## Security Features

- Fire Sprinkler System
- Security System

## Utilities

- IOP W/S Comm

## Style

- Contemporary

## Pool Features

- Pool - Elevated

## Fireplace Features

- Living Room
- One

## Other

- Central
- Ceiling Fan(s)
- Multiple Closets
- Outside Access
- Sitting Room
- Walk-In Closet(s)

## Description

Introducing a truly one-of-a-kind modern architectural statement on Isle of Palms, redefining luxury in a market dominated by traditional coastal homes. Perched on one of Isle of Palms' most coveted elevated locations, this extraordinary coastal retreat offers breathtaking 360-degree views of the Atlantic Ocean, Intracoastal Waterway, Ravenel Bridge, Sullivan's Island Lighthouse, and the surrounding marshlands. Designed for seamless indoor-outdoor living, the residence is a bold yet elegant expression of contemporary architecture, where floor-to-ceiling storefront glass windows flood the interiors with natural light and frame the ever-changing coastal landscape. As you step inside, the great room unfolds with dramatic scale, featuring hurricane-rated sliding glass doors that open effortlessly to invite in the ocean breeze and panoramic vistas. A sunken lounge with a dual-sided 80-inch linear fireplace creates an intimate yet striking focal point, while custom steel and glass-framed doors add an element of architectural sophistication. The open glass staircase, a sculptural centerpiece, enhances the home's airy feel, allowing light to flow freely between levels. At the heart of the home, the gourmet kitchen is a study in refined craftsmanship, anchored by a statement waterfall island that seamlessly blends artistry and functionality. A hidden scullery, discreetly tucked away, offers a second dishwasher, a bespoke bar, and ample prep space perfect for effortless entertaining. Every detail has been meticulously curated, from the exquisite finishes to the custom-crafted cabinetry, elevating the space to a level of unparalleled sophistication. The residence features dual primary suites, each designed as a private sanctuary with spa-inspired en-suite bathrooms and expansive views. Two additional guest suites provide the same level of comfort and privacy, each thoughtfully appointed with its own en-suite bath. Expansive wrap-around porches blur the lines between indoors and out, offering serene spaces to take in the ocean air and dramatic sunsets. A true highlight of the home is the resort-style rooftop, accessible via a private elevator. Designed for the ultimate entertaining and relaxation experience, it rivals the scale of a luxury hotel or upscale restaurant, featuring a full outdoor kitchen and bar, a covered lounge, a half-bathroom, and an open-air terrace with uninterrupted views of the coastline and marshlands. This exceptional residence is also equipped with an array of high-end amenities, including a state-of-the-art theater room, a striking pool with clean lines and ambient lighting, and an optional spa retreat featuring space for a sauna, yoga room, and ice bath off the primary suite. A dehumidified five-car garage - a rare feature for coastal properties offers an ideal space for car enthusiasts. Lush landscaping with 50 soaring palms and custom hardscaping further enhances the architectural beauty, while a dedicated guest parking area adds convenience. Situated in one of the most exclusive and tranquil enclaves near Beach Inlet, this home offers both privacy and effortless access to Charleston's world-class dining, shopping, and cultural experiences. A fusion of modern coastal luxury and boutique hotel elegance, this residence is a rare architectural statement on the South Carolina coast. Every space has been elevated with meticulously curated finishes from renowned designers and brands, including Kelly Wearstler, Sean Lavin, Italian Luxury, Toto, and Brizo...and more. Scheduled for delivery Summer of 2025, this one-of-a-kind home is perfectly timed for endless summer days by the ocean and unforgettable nights under the stars. Arrange an exclusive consultation today with the builder to experience this masterpiece firsthand.

## SEE THIS PROPERTY



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### Check On Site



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### Location



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