



# 31 Berkshire Hall, Kiawah Island, 29455, SC

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**Price - \$2,474,800**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	5	1	4716	0.3700	1998	45 Days

## Features

### Exterior

- Rain Gutters
- Lighting

### Cooling

- Central Air

### Floors

- Wood

### Laundry Features

- Washer Hookup
- Laundry Room

### Community Features

- Clubhouse

- Club Membership Available
- Fitness Center
- Gated
- Golf Membership Available
- Pool

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Formal Living
- Entrance Foyer
- Game
- Pantry
- Separate Dining

### **Fireplace Features**

- Living Room
- One

### **Lot Features**

- 0 - .5 Acre
- Cul-De-Sac
- On Golf Course

### **Style**

- Craftsman

### **Other**

- Lagoon
- Asphalt
- Central
- Garden Tub/Shower
- Walk-In Closet(s)

## Description

Experience the pinnacle of coastal luxury with this exquisite Kiawah Island home, a masterpiece of design and location. Nestled on a serene tree-lined cul-de-sac, this property offers close proximity to the beach and is perfectly positioned on a lagoon with breathtaking views of the 8th hole of the Turtle Point Golf Course. As you arrive, a grand 170-foot entrance welcomes you with an expansive, lighted driveway featuring a stunning scallop oyster shell tabby finish, accented by elegant brick inlays. Lush landscaping and majestic oak trees, beautifully illuminated, create a breathtaking first impression. Ascend the grand staircase, taking in stunning lagoon vistas, and arrive at the expansive wrap-around front porch, complete with a classic Southern haint blue ceiling; a nod to timeless Lowcountry tradition. Double mahogany doors with leaded glass welcome you into a two-story foyer, where rich oak wood flooring, soaring 10-foot ceilings, and an abundance of natural light introduce the elegance within. To the right, an impressive living room awaits, featuring custom built-ins, mahogany inserts, a remote-controlled gas fireplace, and a soaring cathedral ceiling. A wall of windows fills the space with natural light, while seamless access to the deck enhances indoor-outdoor living. Adjacent, the wet bar/butler's pantry impresses with granite countertops, sleek cabinetry, a wine fridge, and a sink, making entertaining effortless. The gourmet kitchen exudes luxury, boasting abundant soft-close cabinetry with custom lighting, high-end stainless steel appliances, including a Thermador convection oven, and a stunning custom island with a six-burner gas cooktop and seating, perfect for both cooking and gathering. A casual dining area opens to the expansive deck, a true outdoor retreat with space to relax or entertain while enjoying serene lagoon and golf course views. The formal dining room, adorned with crown molding, ample natural light, and a handmade oyster light fixture, provides an elegant setting for gatherings. The main-level primary suite is a private sanctuary, offering wide plank cherry wood flooring, a custom walk-in closet and an opulent en suite bath with a dual vanity, a makeup station, a frameless, tiled step-in shower, and a freestanding soaking tub. A versatile flex space/family room with custom handmade cabinets and access to the private screened porch as well as a convenient half bath complete the first floor. Upstairs, a stylish catwalk overlooks the living room, leading to four exceptional bedrooms, each featuring its own en suite bath with glass door showers and spacious walk-in closets with custom built-ins. Two bedrooms feature vaulted ceilings and access to the second floor balcony with sweeping lagoon and golf course vistas. Storage is abundant with a spacious walk-up, floored attic, offering ample room for organizing seasonal décor, keepsakes, and extra belongings. The functional oversized garage features space for four vehicles, custom-built breakaway panels, and two professionally installed commercial-grade dehumidifiers. For added convenience, enjoy the refreshing outdoor shower with hot and cold temperature control and towel hooks, perfect for rinsing off after a day at the beach. This home boasts premium upgrades, including a new roof (2024), a whole-house Generac generator (2019), a new Navien tankless hot water heater (2023), American Leafguard gutters, new fixtures throughout, and surround sound and intercoms in every room. The property is equipped with a 500-gallon propane tank to power the generator along with a 200-gallon propane tank dedicated to the fireplace and cooktop. As a Kiawah Island homeowner, you'll enjoy exclusive access to The Sandcastle, a private oceanfront clubhouse featuring a luxurious owners-only pool and fitness center. Additionally, you have the opportunity to join the prestigious Governor's Club. Beyond the gates of Kiawah, Freshfields Village awaits; an inviting hub of boutique shopping, dining, and vibrant community events. This remarkable property is more than a home; it's a lifestyle. Don't let this rare opportunity pass you by.

## SEE THIS PROPERTY



### **James Schiller**

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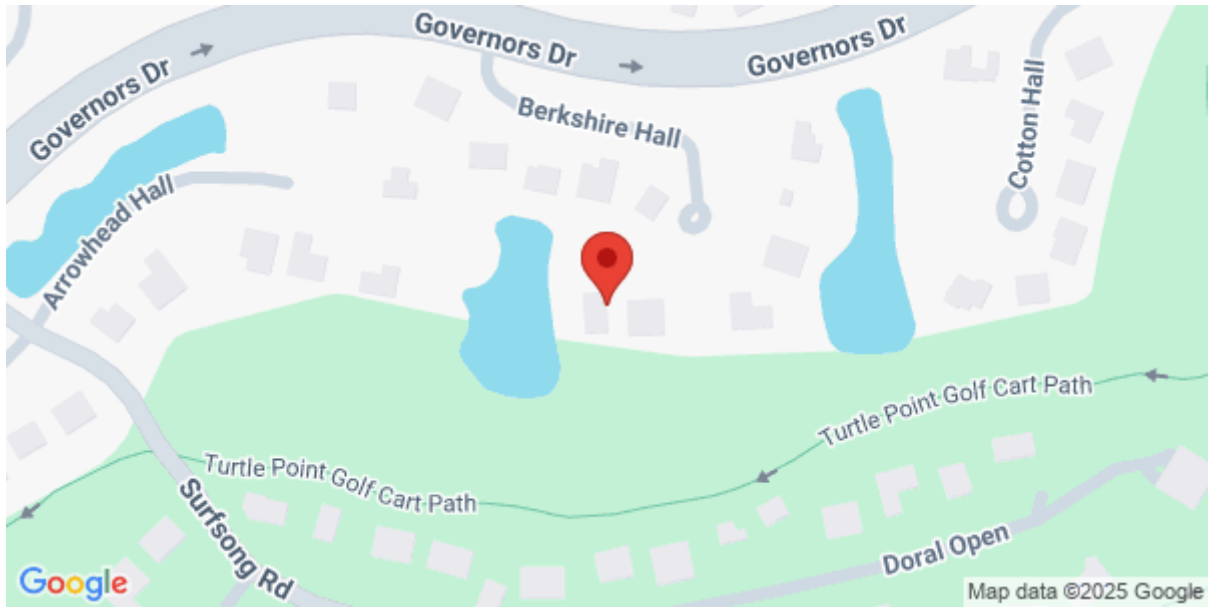
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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