



# 3320 Bohicket Road, Johns Island, 29455, SC

[https://searchrealestate.co/properties/3320-bohicket-road/johns-island/sc/29455/MLS\\_ID\\_24028299](https://searchrealestate.co/properties/3320-bohicket-road/johns-island/sc/29455/MLS_ID_24028299)



**Price - \$2,750,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	4	1	2325	8.4600	2018	123 Days

## Features

### Exterior

- Boatlift
- Dock - Existing
- Dock - Floating

### Cooling

- Central Air

### Heating

- Electric
- Heat Pump

### Floors

## Roof

- Other

- Metal

## Pool Features

- Pool - Elevated

## Interior Features

- High Ceilings
- Kitchen Island
- Entrance Foyer
- Living/Dining Combo
- Office
- Pantry

## Utilities

- Dominion Energy
- John IS Water Co

## Community Features

- Gated
- Pool
- Storage

## Window Features

- Storm Window(s)
- Window Treatments
- ENERGY STAR Qualified Windows

## Lot Features

- 5 - 10 Acres
- High
- Level
- Wetlands

## Fireplace Features

- One
- Other (Use Remarks)
- Wood Burning

## Other

- Outside Access
- Marshfront
- River Access
- River Front
- Waterfront - Deep

## Style

- Contemporary

## Laundry Features

- Laundry Room

## Description

This is one of the most unique properties you will find in Charleston. Welcome to this modern, private, gated deep water estate on Bohicket Creek, which consists of a main house, guest house, and workshop/garage. This is a custom-designed EcoSteel home constructed with recycled 6" steel stud framing, all-weather insulated panels, concrete, and impact Fleetwood windows and doors. 70% of the home is floor to ceiling glass to fully take advantage of the remarkable marsh and water views. This property is self-sustainable with solar power for all dwellings with 65 photovoltaic solar panels, Preston Howard shallow well water system with whole-house Pentair filtration system, 30KW Cummins whole house generator, self-sustainable English-inspired garden with all plants grown from non-GMO heirloomseeds, removable fencing for livestock, 2 chicken coops for up to 150 chickens, and greenhouse. This property is eco-friendly, hurricane proof up to 150mph, as well as fire, flood, and termite resistant. The dock was fully re-decked in 2019 with marine-grade materials for the 5 ft walkway and floater. There is a covered pierhead, 16,000 lb boat lift, 40 ft floater with additional mooring piling to accommodate boats of 65+ ft, and 14 feet at low tide. Along with stunning gardens, deep water dock, and views, this property has a 25 meter elevated pool with IPE decking, Lutron LED lighting installed in the decking, automatic pool cover, and plenty of room for lounge chairs and outdoor dining. The entrance to the main house has a covered deck with polished concrete floors, wood-burning fireplace overlooking the pool and view, and a stunning 15 foot accordion-style glass Euro door leading into the main house. Open this Euro door and let the interior and exterior flow together. With the majority of the walls being glass, you truly see a view unlike any other. The entire house is very open and naturally bright. The kitchen has a 17 foot island with white quartz waterfall countertops, bar stool seating for many guests, stainless steel sink, Wolf gas cooktop with stainless steel hood, Thermador double wall ovens, Thermador refrigerator, and tons of hidden storage. The entire interior is perfectly designed with efficiency and simplicity in mind. The custom cabinetry was done by renowned Shannon Horning throughout the homes. The kitchen and living areas have all white high gloss cabinetry to reflect not only the light, but the views. The houses are equipped with Lutron LED lighting and custom motorized Lutron shades for privacy. There are 4 bedrooms in the main home and all have custom built-in furniture and birch cabinetry. The master bedroom has its own porch with private outdoor shower, Rain shower, dual vanity sinks, all with Hans Groh fixtures, and Duravit sinks and commodes. All three guest bedrooms have the same built-in furniture and storage made of birch cabinetry by Shannon Horning. Two of the bedrooms have a jack and jill bathroom. All bathrooms have Duravit and Hans Groh fixtures. There is a half bath located at the entrance to the home for guests. There is a laundry room with excellent storage space, front loader washer and dryer, and a large pantry with wine refrigerator. There is a tankless Rinnai water heater and HVAC with whole house dehumidifier. The guest house is across from the main house with access to the pool and pool deck. There is an outdoor shower located on the side of the guest home with IPE and concrete stall, perfect for post-dock or pool showers. The guest house has a living area, kitchen with Subzero refrigerator, white quartz countertops, bedroom with custom built-in Murphy bed, full bath, stainless Minka fans, and private covered deck overlooking the view. The guest house is also mostly glass floor to ceiling walls with stunning views. There is a 900 sq ft workshop/garage with hurricane proof garage doors and heavy-duty shelving for storage. The driveway consists of recycled concrete gravel and a 14 foot acoustic privacy berm was built at the entrance of the property. The property is gated with security cameras. This property was impeccably designed and is a must to see in person. If you aren't into sustainable gardening, a landscape plan surrounding this property would be incredible as well. SEE ATTACHED VIDEO, VIRTUAL TOUR, AND FLOOR PLAN!!!

## 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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