



# 35 9th Street Ext, Folly Beach, 29439, SC

[https://searchrealestate.co/properties/35-9th-street-ext/folly-beach/sc/29439/MLS\\_ID\\_24015265](https://searchrealestate.co/properties/35-9th-street-ext/folly-beach/sc/29439/MLS_ID_24015265)



**Price - \$3,600,000**

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM      |
|----------|-------|------|----------|------------|----------|
| 3        | 4     | 3700 | 0.5600   | 2024       | 270 Days |

## Features

### Cooling

- Central Air

### Pool Features

- Pool - Elevated

### Community Features

- Trash

## Interior Features

- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth

- Elevator
- Kitchen Island
- Walk-In Closet(s)
- Bonus
- Family
- Great
- Office
- Pantry

### **Utilities**

- City of Folly Beach
- Dominion Energy

### **Lot Features**

- .5 - 1 Acre

### **Style**

- Traditional

### **Laundry Features**

- Laundry Room

### **Other**

- Marshfront

## Description

Proposed New Construction Welcome to your dream coastal retreat at iconic Folly Beach! Nestled on the quiet west end of Folly and on a pristine .56 acre lot overlooking the serene views of the Folly River. The home is stunning and offers a rare blend of sophistication and tranquility. Custom built and meticulously crafted this home offers an array of upscale amenities including an outdoor kitchen, an elevated pool and a rooftop deck perfect for entertaining or simply unwinding while taking in the panoramic views. The home spans 3700 square feet and offers the perfect blend of luxury, comfort, and breathtaking views. There are 3 spacious bedrooms, 4 full bathrooms and a bonus flex room in the design. You will be greeted by an open-concept main floor, where a spacious family room, dining area, and the chef's kitchen seamlessly flows together. Floor-to-ceiling windows bathe the space in natural light while offering uninterrupted views of the river, the sprawling marshes, the elevated pool and the outdoor kitchen. No detail has been overlooked in this home's design. The Chef's Kitchen will feature stone counter tops, custom cabinets and a high end appliance package. The expansive 1st floor primary bedroom suite boasts custom built-ins, vaulted ceilings, a walk-in closet, and a luxurious steam shower with a soaking tub. Additionally, a vanity studio adds a touch of indulgence to your daily routine. The main floor also features a versatile flex room with its own full bathroom, perfect for creating a home office or accommodating guests. An elevator ensures accessibility throughout all levels of this gorgeous home and the large butler's pantry and laundry room provide convenience and ample storage. A mudroom provides a practical entry point, keeping the rest of the home pristine. Upstairs, a loft-style family room offers stunning views and access to a rooftop deck equipped with a wet bar, where you can entertain guests or just unwind while taking in the panoramic water vistas. The second bedroom functions as a 2nd primary suite, complete with its own bathroom, while the third bedroom and bathroom provide additional comfort and privacy for family, friends and guests. Outside, the stunning raised pool area is complemented by the aforementioned separate living space, ideal for use as a private office or as a pool house entertainment room. The grand 3-car garage below the home, also adds additional room for your at-home gym, boat storage and general storage, adding 2,200 square feet of dry storage to the home. All of your beach and boat toys, your golf cart and bikes store easily. The home is just steps from the Sunset Cay Marina and a very short walk to the 9th street beach access. Folly Beach is a laid back Bohemian style beach town with miles of beautiful beaches, a teeming commercial district with restaurants, bars and cute shops. A short 20 minute drive will get you to downtown historic Charleston where you can enjoy all that the Holy City has to offer. This stunning custom built home and its private location makes it an ideal coastal sanctuary. Don't let this one of a kind opportunity pass you by!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

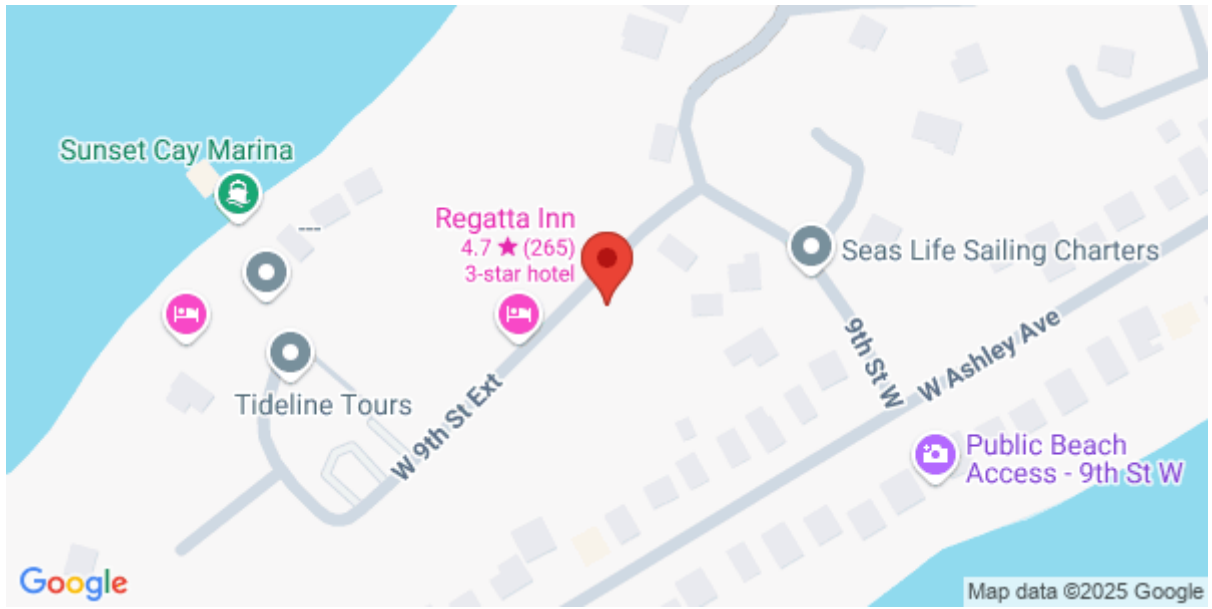
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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