



3635 Pompano Court, Seabrook Island, 29455, SC

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Price - \$2,800,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	2	1	3103	0.3600	1989	136 Days

Features

Exterior

- Lawn Irrigation
- Lighting

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Ceramic Tile

Security Features

- Security System

Community Features

- Boat Ramp

- Club Membership Available
- Dock Facilities
- Equestrian Center
- Fitness Center
- Gated
- Golf Course
- Golf Membership Available
- Park
- Pool
- RV/Boat Storage
- Security
- Storage
- Tennis Court(s)
- Trash
- Walk/Jog Trails

Interior Features

- Ceiling - Cathedral/Vaulted
- High Ceilings
- Elevator
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Family
- Office
- Separate Dining
- Study
- Utility

Utilities

- Berkeley Elect Co-Op
- SI W/S Comm

Fireplace Features

- Family Room
- Gas Log
- One

Window Features

- Some Storm Wnd/Doors
- Skylight(s)
- Window Treatments

Lot Features

- 0 - .5 Acre
- Cul-De-Sac

Other

- Asphalt
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Outside Access
- Walk-In Closet(s)
- Beach Access

Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

Style

- Contemporary

Description

This price reduction is a reflection of the owners' motivation as they chase their next adventure. This home is waiting for you to write your new story and fill this home with laughter and new memories. Imagine waking up to the sound of waves and stepping onto your private boardwalk for a morning stroll along the beach before heading to the golf course or tennis courts. This iconic Seabrook Island residence, just five homes from the beach, offers the ultimate coastal lifestyle with luxury and convenience at every turn. Originally designed by renowned Charleston architect Michael W. Spivey, this home has been masterfully reimagined for modern living while maintaining its timeless charm. As you enter the grand 30-foot clerestory hallway, you're greeted by soaring 15-foot ceilings in the living, dining, and kitchen areas, creating an airiness that can only be fully appreciated in person. The reverse floor plan takes full advantage of light and space, offering a sense of grandeur from every angle. A kitchen designed for both culinary artistry and entertaining, this space has been thoughtfully upgraded with stunning quartzite countertops featuring three waterfalls, sleek cabinetry, undercabinet LED lighting, and hidden receptacles for a seamless look. High-end appliances include a Sub-Zero refrigerator, wine chiller, a Thermador gas cooktop, a Broan downdraft vent, and built-in audio speakers to enhance the ambiance. The kitchen flows effortlessly into the sun-drenched dining and living areas, which open up to a spacious deck - an outdoor haven complete with a hot tub, a colored light fountain, and electric shade awnings, perfect for gatherings that stretch from day into night. The master suite is an opulent retreat, featuring a newly completed ensuite with a 6-foot soaking tub, dual showerheads, and a hand shower. Every detail has been carefully curated, from the floor-to-ceiling porcelain tiles and mosaic flooring to the lighted mirrors and LED-lit floating vanity. Customizable lighting hues allow you to set the perfect ambiance. The closets have been fully updated with modern shelving, lighting, and elegant tiling, while frosted glass doors to the wet room and water closet allow light to filter through while maintaining privacy. For ease and elegance, the home boasts an impressive three-stop cherry elevator with mirrored walls and a tiled floor, connecting all three levels. The fourth level widow's walk offers a stunning ocean view and is perfect for a champagne sunset toast. Like the rest of the home, this space is detailed with thoughtful touches, including an electric sunshade for added comfort. Recent updates extend to every corner of the home, including a completely renovated laundry room with new cabinetry, countertops, tile, and lighting. The fully enclosed garage has also been enhanced with extensive LED lighting, motion-activated switches, and a workshop, making practical tasks effortless. Nestled on a corner fifth-row lot, the property offers easy beach access via boardwalk 4 where you will find one of the widest points of Seabrook Island's pristine shoreline. Mature Sago palms, Palmettos, and majestic oaks frame the property, creating a natural sense of privacy. The home's location also benefits from three rights of way, enhancing both curb appeal and seclusion. This Seabrook Island masterpiece seamlessly blends timeless architectural beauty with state-of-the-art features, offering a coastal lifestyle that's as luxurious as it is effortless.

Seabrook Island, nestled along the South Carolina coast, encompasses 2,200 acres of breathtaking natural beauty, inviting residents and visitors to embrace a tranquil coastal lifestyle. With its lush maritime forests, serene marshlands, and pristine beaches, Seabrook Island offers a sanctuary where generations have crafted enduring memories in a peaceful, semi-tropical setting. This private oceanfront destination boasts the prestigious SIC Audubon Sanctuary Golf Courses and holds the distinction of being an Audubon International Certified Sustainable Community. The island's commitment to preserving its natural habitat ensures that its serene sanctuaries thrive. Members of the Seabrook Island Club enjoy exclusive access to world-class amenities, including two championship golf courses, the Willard Byrd-designed Ocean Winds and the Robert Trent Jones, Sr.-designed Crooked Oaks. Additionally, there's a tournament-grade tennis center, pickleball courts, an equestrian center, fitness facilities, and aquatic options for leisure. Residents

savor 4 miles of unspoiled beaches, along with diverse dining venues, shopping opportunities, and an array of social clubs and activities. Freshfields Village beckons with its exceptional shopping experience and a variety of dining options catering to every palate. For boating enthusiasts, Bohicket Marina stands as a full-service haven, offering 200 wet slips, 114 dry storage slips, a charming market, and delightful waterfront restaurants. Please note that the purchase of any property on Seabrook Island requires membership in the Seabrook Island Club. Additionally, buyers should be aware of the fees associated with the Seabrook Island Property Owners Association capital fund which is $\frac{1}{2}$ of 1% of the purchase price as well a \$250 transfer fee payable to SIPOA. Many regimes have capital contributions.

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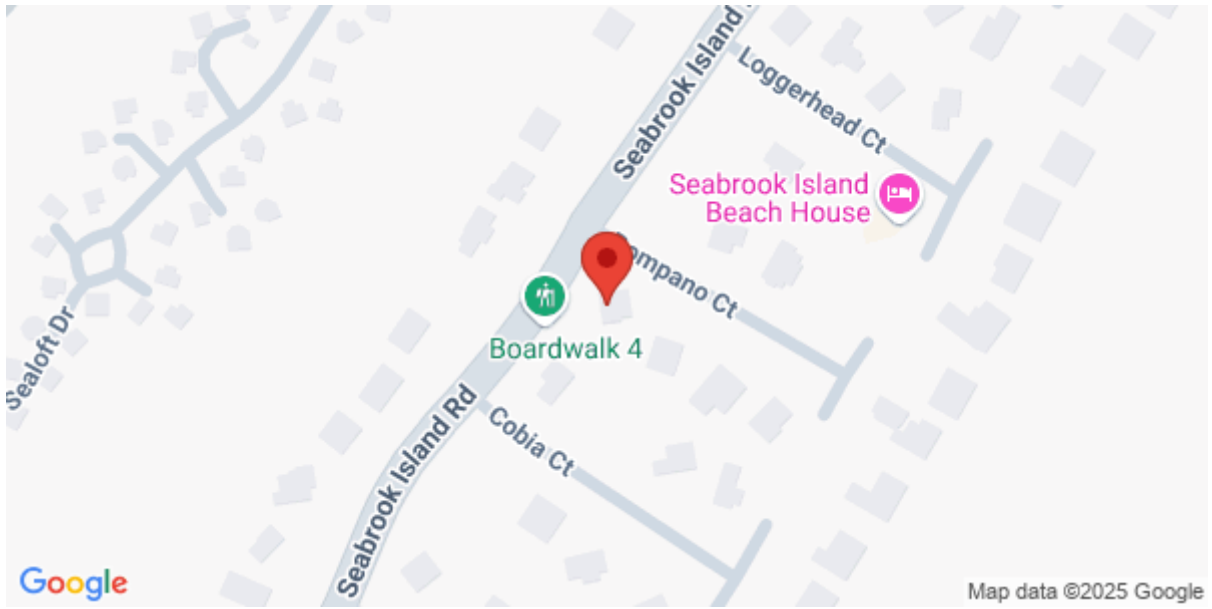
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Location



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