



# 4009 Ballovista Road, Johns Island, 29455, SC

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Price - \$3,250,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	4	4526	3.2700	2006	69 Days

## Features

### Exterior

- Boatlift
- Dock - Existing
- Dock - Floating
- Rain Gutters

### Cooling

- Other

### Heating

- See Remarks

### Floors

- Stone
- Wood

## Roof

- Architectural

## Laundry Features

- Washer Hookup
- Laundry Room

## Community Features

- Dock Facilities
- Gated
- Pool
- RV/Boat Storage
- Storage

## Security Features

## Interior Features

Security System

## Pool Features

- In Ground

- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Wet Bar
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Entrance Foyer
- Frog Attached
- Living/Dining Combo
- In-Law Floorplan
- Office
- Other
- Pantry
- Study

## Utilities

- Berkeley Elect Co-Op
- John IS Water Co

## Fireplace Features

- Family Room
- One

## Window Features

- Skylight(s)
- Window Treatments - Some

## Lot Features

- 2 - 5 Acres

## Style

- Traditional

## Other

- Marshfront
- Pond
- River Access

- River Front
- Tidal Creek
- Waterfront - Deep
- Ceiling Fan(s)
- Multiple Closets
- Outside Access
- Walk-In Closet(s)

## Description

WELL-MAINTAINED AND MOVE-IN READY. Situated on a breathtaking waterfront lot along the Bohicket River in Johns Island, this extraordinary property offers an unparalleled living experience with over 4500 square feet plus an additional 726 square foot guest suite not included in the total square footage. A private dock with a pierhead, a 10,000-pound boat lift, a floating dock, and access to water and electricity allows for effortless boating to Bohicket Marina and open waters. The stunning gunite infinity pool, complete with swim-up bar seating, a tanning deck, a spa, a heater and cooler, and a travertine pool deck, creates a resort-like atmosphere overlooking the serene marsh and river. The entrance to this home is as impressive as the property itself. Towering trees frame a tranquil stocked pond with an aerator fountain, enhancing the picturesque setting. The exterior of this 1.5 story home is striking, with a beautifully designed stone paver walkway leading to the front porch. Upon entering, the interior exudes luxury and sophistication, featuring Brazilian cherry wood flooring, tall ceilings, intricate molding, and an open floor plan that maximizes natural light and showcases the incredible views. The formal living and dining area, positioned just off the foyer, boasts a wall of windows that frame the patio, pool, marsh, and river, offering seamless access to the outdoor oasis. A set of French doors opens to a distinguished office/study with a tray ceiling, custom built-in cabinetry, and direct access to the patio. The gourmet kitchen is a masterpiece, featuring a tray ceiling, elegant cabinetry, new Mont Blanc black marble countertops with a leather finish, a stylish backsplash, and top-of-the-line appliances, including an induction electric Viking cooktop with a pot filler, a Sub Zero integrated refrigerator, a Dacor oven and microwave, and an Asco dishwasher. A massive island with seating serves as the centerpiece of this space, complemented by a newly installed wet bar with a wine refrigerator, a beer refrigerator, an ice maker, and a built-in wine rack. The adjoining family room exudes warmth and grandeur, highlighted by a tray ceiling, a statement fireplace, built-in cabinetry and shelving, and an impressive built-in aquarium, all while offering captivating views beyond. The primary wing is a sanctuary of comfort and elegance, featuring a tray ceiling, private access to the porch and backyard, and an en suite bath that includes a spacious jetted tub, a beautifully tiled step-in shower, and an expansive dual sink vanity. Two massive custom walk-in closets complete this exceptional retreat. Another bedroom/flexible space is enhanced with built-in cabinetry and an en suite bath with a frameless tiled step-in shower. Two additional bedrooms, each with en suite baths, provide privacy and luxury, with one offering direct access to the back porch. A gun room and mudroom add to the home's thoughtful design and functionality. The covered and open back porch extends nearly the entire width of the home, offering an exquisite vantage point to enjoy the natural beauty, take a refreshing dip in the pool, or simply unwind in the serene surroundings. A separate guest suite above the garage provides 762 square feet of additional living space, featuring a living area, a bedroom, and a full bathroom, offering endless possibilities. The expansive three-car garage, with its epoxy flooring, provides ample space for vehicles and storage. Additional noteworthy features include a whole-house generator, a comprehensive camera system, a new well pump, recently updated HVACs, new Rennai tankless water heaters, and newly replaced pilings and 397 ft walkway on the dock. Every detail of this remarkable home has been carefully curated to create a true Lowcountry paradise. \*Water depth and bottom subject to change and vary - e.g., tides, erosion, sediment, water flow, land change, location). Buyer should investigate boat slip and location and dimensions and depth prior to contract.

## 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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