



# 407 Palmetto Boulevard, Edisto Beach, 29438, SC

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**Price - \$939,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	3	2024	0.2700	1969	98 Days

## Features

### Cooling

- Central Air
- Window Unit(s)

### Heating

- Electric
- Heat Pump

### Floors

- Concrete

### Roof

- Metal

### Community Features

- Golf Course

## Interior Features

- Trash
- Ceiling Fan(s)
- Formal Living
- Separate Dining
- Study

## Utilities

- Edisto Electric

## Fireplace Features

- Living Room
- One
- Wood Burning

## Window Features

- Some Thermal Wnd/Doors
- Window Treatments

## Lot Features

- Level

## Style

- Cottage
- Traditional

## Other

- Ceiling Fan(s)
- Outside Access

## Description

Opportunities like this don't come along often! Get front beach views with 2ND ROW pricing! This gorgeous 2,024 sqft 3 bed, 3 bath home is THE BEST second-row location on Edisto Beach! This beach house is a RARE FIND! One of the ONLY second-row homes that have clear views of the Atlantic Ocean! Fall asleep to the sound of waves crashing just beyond your doorstep and wake up to the salty refreshing breeze of the Atlantic. This incredible beach house blends perfectly with the small quiet island charm of Edisto. Featuring open ocean views and easy access to the sandy shores of Edisto Beach. Step outside and walk barefoot from your home into the surf in under 90 seconds or simply relax on the expansive decking and soak up the sun. If you prefer a bit of solitude, the screened porch provides the perfect evening retreat for a quiet dinner as you watch the sunset towards the horizon. Inside, you will be welcomed by significant full renovations to BOTH bathrooms and a full kitchen remodel. This home is designed for easy coastal living and accented with wonderful tasteful beach decor. The two floors are separated living areas accessible by the front outdoor staircase and each has its own full kitchen and living room. Entering upstairs, you will immediately notice the beautiful custom wooden ceiling in the living room and the brick fireplace to ensure cooler fall evenings still have a warm and welcoming atmosphere. From the upstairs beach facing windows you will be overwhelmed with breathtaking views of the ocean including from the large formal dining area and daybed area. Multiple living spaces allow for spreading out and enjoying different gathering options. Downstairs features two additional bedrooms, including a bunk room, ideal for sleeping multiple family members in a single room and a front bedroom with its own separate entrance. Downstairs also has its own living room, kitchen, full bathroom and laundry. The home has a large one car garage that can be used traditionally or set up as a game area, sports watching venue, or its own tiki bar facing the ocean waves. The backyard is a private oasis, surrounded by a black aluminum fence, making it a safe haven for children and pets. A cozy firepit invites you to gather under the stars, while the shaded palmetto forest provides the perfect spot to hang a hammock and relax in the ocean breeze. After a long day at the beach, rinse off in the outdoor shower before heading inside to relax in the peaceful atmosphere of Edisto. Beyond the home, Edisto Beach offers a lifestyle like no other. Spend your days golfing at the Plantation Course, kayaking through serene marshlands, or exploring Edisto Beach State Park, where nature trails wind through unspoiled landscapes. The nearby marina provides opportunities for boating and fishing charters, while the island's charming restaurants serve up fresh seafood. The solidly built outbuilding in the backyard is currently being used for storage but could easily be transformed into your own private tiki bar! Need an elevator? In the back there is also an outdoor elevator lift shaft that is not currently in working order but could be easily restored to allow for access to the upper level without stairs. This rare second-row beach retreat is more than just a home, it's a gateway to a relaxed, coastal way of life. A durable metal roof installed in 2021 ensures long-lasting protection from the elements, and the thoughtful layout makes this home perfect for full-time living, a vacation getaway, or a rental investment. Additional updates include a new water heater in 2017 and brand-new appliances, with a stove, refrigerator, washer, and dryer all replaced in 2023. Don't miss your chance to own a slice of paradise on Edisto Beach.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

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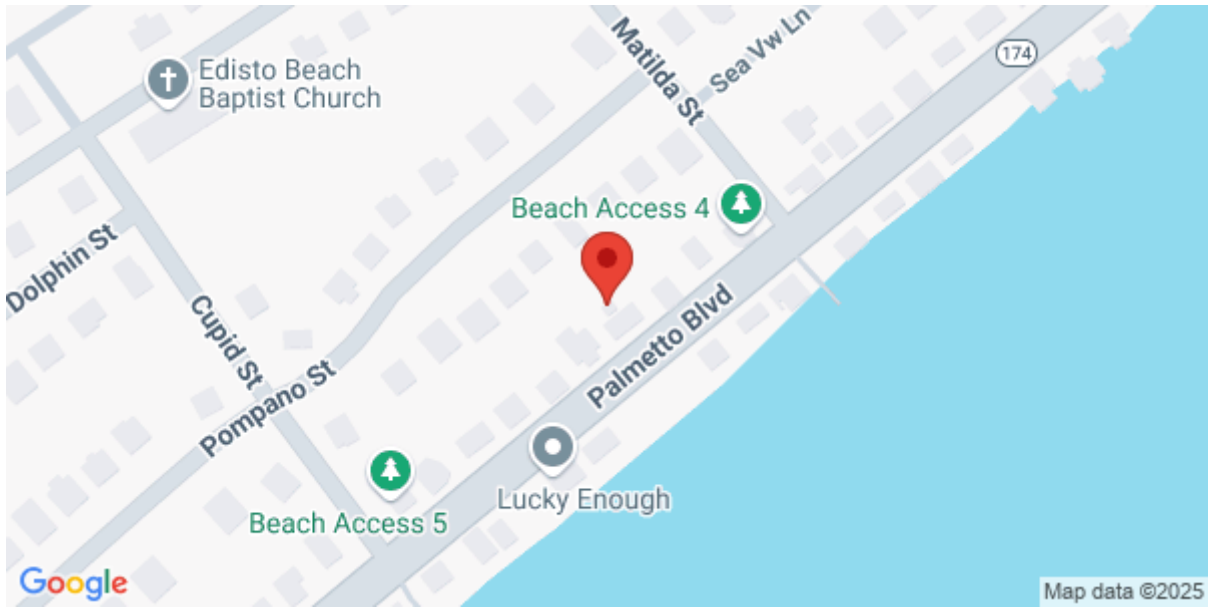
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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