



7848 Pelican Bay Drive, Awendaw, 29429, SC

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Price - \$950,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	4	1	2541	1.7000	2008	154 Days

Features

Exterior

- Balcony
- Dock - Shared

Cooling

- Central Air

Heating

- Electric

Floors

- Ceramic Tile

Community Features

- Boat Ramp
- Dock Facilities
- Gated

Roof

- Architectural

- Wood

Interior Features

- Ceiling - Smooth
- High Ceilings
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Entrance Foyer
- Living/Dining Combo
- Other (Use Remarks)

Fireplace Features

- Family Room
- Great Room
- One
- Wood Burning

Lot Features

- 1 - 2 Acres
- Cul-De-Sac

Other

- Ceiling Fan(s)
- Outside Access
- Walk-In Closet(s)
- Central

Laundry Features

- Electric Dryer Hookup
- Washer Hookup

Style

- Traditional

Description

Let peace wash over you as you make your way to 7848 Pelican Bay Dr within Bulls Bay Overlook, a tranquil upscale gated community with its own private neighborhood dock, pavilion facility, and boat ramp along a peacefully natural section of the Intracoastal Waterway. Take an enjoyable 15 minute uncongested drive slightly north of Mt Pleasant schools, shopping, dining, and hospital to this well-crafted elevated home sitting on an estate-sized 1.7 acres complete with an impressive long, circular driveway. Thoughtfully planned architecture includes an inverted floor plan, purposefully enabling outstanding views of the Intracoastal Waterway and Bulls Bay from the second floor large exterior deck space that spans the entire length of the interior's open floor plan main living, dining/kitchen..and entertainment areas. The sliding glass doors on either end of the deck not only invite the Lowcountry's coastal salty air to waft inside, but also allow an uninhibited flow for interior/exterior entertaining- truly embracing the incredible natural surroundings of this location. Not only are there spectacular water views, serene sunrises can also be a daily renewal ritual for early risers. A wood burning fireplace and convenient powder room complete the second floor main living space. The first floor of this inverted floor plan offers three generous primary-sized bedrooms, each having its own large double-vanity ensuite bathroom and deep walk-in closet, privately situated off of the graciously sized entryway foyer. Two of the three bedrooms provide a sliding glass door out to their own private balcony, offering glimpses of the water and open view of the expansive front yard. The laundry space and multiple closet storage spaces can also be found at this main entry level. On the ground level is a side-loading, enormous two bay garage with four 10' x 10' garage doors, which allow for various sized trailered boats and/or smaller campers to be driven straight through- So, boaters and camping enthusiast, no need to worry about tediously backing in or out for each excursion. There is a large storage room off to the side in the garage level that may be an ideal space to turn into an enclosed future workshop. As a bonus treasure within the ground level garage space is a scrub/mud bathroom space- equipped with a shower, sink, and toilet to wash off the remnants of the outdoorsy, natural adventures out on the water or perhaps just for a convenient clean-up so that larger messes don't get tracked up and into the living areas of this beautiful home. Outside at the rear of the home, a stone fire pit was recently added to gather around on our more crisp Lowcountry evenings. Some notable recent improvements include both HVAC systems-- upstairs in 2022 & downstairs in 2023; water heater in 2023; new septic lines and septic clean out, with emergency overflow system in 2023; waterproofing and painting upper deck in 2024; new carpeting installed in each bedroom (Sept) 2024; minor wall/ceiling repairs and neutral paint throughout entire home (finishing the week of 10/11/24); many new lighting fixtures and remote operated fans installed throughout home (Sept) 2024. 7848 Pelican Bay Drive has served as both a beloved primary and secondary/weekender home for previous owners. It's ready for immediate occupancy. With its large lot size, it is one of a handful of properties in this HOA that is permitted to build an addition or a separate ADU (such as a pool house, cottage, mother/father-in-law living space, etc). See the HOA Covenants, Conditions, and Restrictions (CCRs) for more specific information. The Seller is offering a limited one year Home Warranty from date of closing. A \$2500 Lender Credit is available and will be applied towards the buyer's closing costs and pre-pays if the buyer chooses to use the seller's preferred lender. This credit is in addition to any negotiated seller concessions. Bulls Bay Overlook is located about 30 minutes from Downtown Charleston to the south or Georgetown to the north. It takes about 15 minutes to get to places such as Costco, Wando High School, Roper St Francis Hospital, Publix, Lowes, Walmart, or Starbucks. The Charleston International Airport is approximately 40 minutes away. Isle of Palms beaches are about a 30 minute drive. It's the best of both worlds- serene rural-feel setting, yet close to all life's conveniences all at the same time. K-12 students from this neighborhood can apply to attend highly acclaimed Mt Pleasant (or the county's other highly rated schools) through the Charleston County

School Choice Program and/or its Magnet or Charter School Programs. A short boat ride on the Intracoastal Waterway can take you down to places like the Isle of Palms Marina, Islander 71 and beyond or up to the famed local fishing/shrimping/oyster town of McClellanville and beyond. Awendaw has been an increasingly appealing and growing location for primary and second/weekender homeowners in the Charleston Area. This neighborhood, in particular, is located within Francis Marion National Forest and Cape Romain National Wildlife Refuge as well as near many of our area's national and regional environmental adventure treasures, such as Awendaw Municipal Park and lake that is directly behind the neighborhood; multiple cycling routes; Sewee Restaurant; Sewee Outpost (marine, outdoor gear, convenience store, restaurant, gas station)-- hosting Awendaw Green live music and food trucks one evening each week; multiple Francis Marion Forest national sites and hiking trails; multiple public boating routes and landings; Bulls Island Ferry; Charleston Adventure Forest (ziplining, climbing wall, ropes courses, etc); Avian Conservation Center and Center for Birds of Prey; Sewee Visitor and Environmental Education Center; Awendaw Passage Palmetto Trail; Palmetto Rifle Range; Charleston Fun Park;... and so much more!

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Location



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