



# 977 Ivory Bill Lane, McClellanville, 29458, SC

[https://searchrealestate.co/properties/977-ivory-bill-lane/mcclellanville/sc/29458/MLS\\_ID\\_24000396](https://searchrealestate.co/properties/977-ivory-bill-lane/mcclellanville/sc/29458/MLS_ID_24000396)



**Price - \$1,275,000**

**Lot Size    DOM**

3.0000    505 Days

## Features

### Community Features

- Boat Ramp
- Community Dock

### Lot Features

- 2 - 5 Acres

### Utilities

- Electricity Connected

### Other

- Waterfront - Shallow

- Waterfront - Deep

## Description

Welcome to Romain Point, a beautiful, peaceful 4 lot subdivision on the Intracoastal Waterway in the charming town of McClellanville, S.C. Lot 3 has 280 feet of waterfront on the Intracoastal Waterway and an average elevation of 15 feet. Dock permit has been awarded. The lot is in Flood Zone "Shaded X" (500 year) and no flood insurance is required. There is a dock master plan and Dock Permits have been applied for. At 3 acres, this large lot allows for privacy and its access to the Intracoastal Waterway invites you to explore the undeveloped beauty of Cape Romain Wildlife Refuge. Enjoy the quiet solitude of the marshes and views of the Cape Romain lighthouses while also being a short 45 minute drive to Charleston. Video tour available under photo tab.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

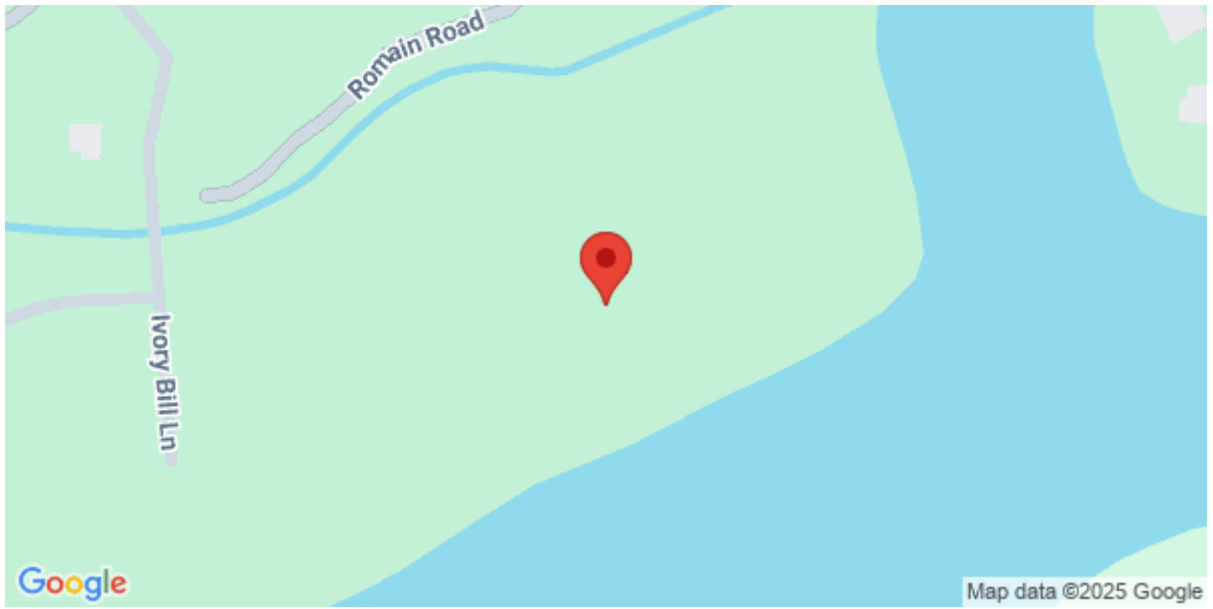
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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