

13 45th Ave Isle of Palms, SC - MLS# 1409012 - \$1,150,000

Wine & Cheese Happy Hour

Wednesday, August 20th 4:00-6:00 p.m.

13 45th Avenue, Isle of Palms, 29451

Come preview this beautiful home now offered fully furnished and ready for the vacation rental market!!

Set high upon a dune on the Isle of Palms, this elegant 4 Bedroom, 5 1/2 Bath home offers ocean breezes on the double porches and ocean views from the Master bedroom and private porch. This beach home is great for a permanent family home or vacation home. Each bedroom has its own full bathroom ensuite as well as an extra full hallway bathroom for extra guests. All bathrooms were updated with elegant tile and fixtures. The entire home contains beautiful cherry hardwood floors. The kitchen is large enough to feed a crowd of friends and family and has granite countertops, a brand new stainless professional range, Sub zero refrigerator, wine cooler, and ice machine. Sunny breakfast nook and screen porch located off of the kitchen. The home contains a security system and also wired for audio. In the family room there is a gas fireplace and walk-out to one of the double porches. There is 4-car garage and storage space below and BEST OF ALL an ELEVATOR that goes from the GARAGE all the way to the 3rd floor! Recent Rental forecast would allow this home furnished to generate approximately \$56,000-\$68,000 per year. With an added water feature, it could gross approximately \$68,000-\$82,000 annually.



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