

This is "The Reel Deal"!

635 Thomas Pinckney Ct
Pinckney Street Docks
McClellanville
MLS# 1402689
\$995,000



Located on the Intracoastal Waterway - this beautiful waterfront home has the best sunset views and is a boater's paradise. In the heart of historic McClellanville, it is set in the charming section of Pinckney Street Docks. The dock has been recently expanded and features a boat lift that will accommodate a 35' foot boat. You can be deep sea fishing in big water in a matter of minutes, or just take a cruise through the local waterways at Bulls Bay. Whether you are enjoying a glass of sweet tea while admiring the stunning vistas, or headed out for a boat ride, this waterfront home is the essence of South Carolina's Low Country. With an expertly designed floor plan and loads of amazing features, there is nothing this home doesn't have! Throughout the entire home you'll find gleaming Australian Cypress floors and wooden walls. The living area is massive, and features expansive views of the Intracoastal Waterway and Bull's Bay. The décor is very coastal and lots of fun! The kitchen is spacious and well-appointed with commercial-grade stainless steel appliances, granite countertops, a wet bar, and a convenient center island. There is a fabulous sitting area off of the kitchen. It is a great place to drink your morning coffee, escape to read a good book, or enjoy time with friends.

Even the dining area has expansive views of the water. The second level features a spacious loft area that opens to a deck overlooking the waterway. The master suite is off of the loft area along with 2 other full bedrooms and an additional full bath. There's certainly no shortage of sweeping views with the many large and inviting screened and open-air porches that overlook the Intracoastal Waterway and the Bull's Bay lighthouses. One of the magnificent exterior features of this home is the deepwater dock, complete with water, electricity and a 20,000 lb boat lift. Outside you'll find a large patio area, complete with a fireplace that's perfect for entertaining or for enjoying the unbelievable views. Located halfway between Charleston and Myrtle Beach, this home provides the perfect location and serves well as either a primary or a vacation residence. This home is currently on a high-end rental program and creates \$30,000 to \$35,000 in annual rental income to boaters and Southern lifestyle enthusiasts. The foundation is elevated high enough to store large boats in the garage. The house has one of the best reverse osmosis water filtration systems money can buy. The original owners created 2 bedrooms, an office, and a full bath in the lower level of the home for company and guests to stay. The exterior of the home was painted in the summer of 2013. This is a great opportunity to buy a piece of paradise at an incredible price. Don't miss your opportunity to act on this Southern treasure!



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