



## Custom Built Private Retreat

200 Tilly Point Way, Green Pond, SC 29446 | Offered at \$1,495,000

**CUSTOM BUILT - PRIVATE** retreat on 7.7 acres in the sought-after ACE BASIN, only 50 miles southwest of the Charleston Peninsula. This gorgeous 3-bedroom, 2 full bath Smart Home, on deepwater, boasts a breathtaking bright and airy great room, kitchen, and dining room open floor plan with an abundance of natural light, shiplap walls, custom bookshelves, wide plank hardwood floors and vaulted 24 ft ceilings. A wood burning fireplace with a reclaimed wood mantel. The kitchen has top of the line LG Smart appliances, Virginia Mist Granite countertops, gas cooktop, floating shelves and a 10 ft reclaimed wood countertop island. The primary bedroom, with a sliding barn door, is a heavenly retreat with wrap around views, a walk-in closet. The primary bathroom is massive with a large frameless glass walk-in shower with rain head fixture, oversized sink with marble countertops, a five and half-foot modern Barclay soaker tub, and separate water closet. The large private guest bedroom with sitting area also offers great light and is adjacent to a beautiful custom bath. The third bedroom (currently being used as a den) has unparalleled views of the marsh. There is also an expansive screened 60 x 14 ft porch with bead board ceilings, teak flooring, recessed lighting, ceiling fans, outdoor speakers, and enchanting views of the Old Chehaw river and marsh perfect for entertaining, enjoying a morning coffee or afternoon cocktail. Extras outside include a sizable fire pit area; a deeded 20 ft boat slip at the community dock just a short walk away; large separate Barn with workshop, sink with hot water, a GE freezer chest and sound speakers for listening to music while working on projects. The house includes a Generac full house automatic generator, comprehensive owner's manual and construction files with future pool plans. Tilly Island is a high bluff, 112-acre island connected to the mainland by a gated 150-foot causeway. There are only 16 lots of 5 acres or more and 75 acres of common area surrounded by 350,000 acres that make up the Ace Basin and is ranked by NOAA and the Nature Conservancy as one of the top 40 pristine, natural, and undisturbed estuarine areas in the world.



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