

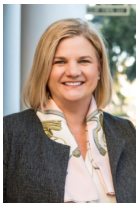


Custom Built Retreat

200 Tilly Point Way, Green Pond, SC 29446 | Offered at \$1,895,000

CUSTOM BUILT - PRIVATE retreat on 7.7 acres in the sought-after ACE BASIN! Must see traditional Charleston craftsman cottage designed by Architects Thomas Denzinger and built as a complete Smart home. This charming 2 bedroom (with option for 3rd bedroom), 2 full bath home on deepwater boasts a breathtaking bright and airy great room, kitchen, and dining room open floor plan with an abundance of natural light, featuring shiplap walls, custom bookshelves, wide plank hardwood floors, and vaulted 24 ft ceilings. A cozy wood burning fireplace with reclaimed wood mantle been equipped for conversion to gas in the future if desired. The kitchen is equipped with top of the line LG Smart appliances, Virginia Mist Granite countertops, gas cooktop, floating shelves, and a 10 ft reclaimed wood countertop island.

Large separate barn with a fully equipped workshop is a handyperson's dream. Tilly Island is a high bluff, 112-acre island connected to the mainland by a 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 which is ranked by NOAA and the Nature Conservancy as one of the top 40 pristine, natural and undisturbed estuarine areas in the world. Tilly Island's masterplan was designed by Robin Marvin (Disney World, Augusta National Golf).



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