

Wild Dunes Oceanfront Townhouse

YTD VACATION RENTAL INCOME \$99,735 less Expenses \$46,709 = NET GROSS \$53,026

43 Beach Club Villas

Isle of Palms, SC 29451 ~ MLS# 18028991 ~ \$1,175,000



THIS FULLY FURNISHED LOVELY OCEAN FRONT TOWNHOUSE WITH PANORAMIC UNOBSTRUCTED 180 degree OCEAN VIEWS IS THE PERFECT GETAWAY, PERMANENT HOME OR VACATION RENTAL INCOME. (Gross rental income was \$99,000 (August 2017 – August 2018) less expenses of \$46,709 for a net profit of \$53,026. You are greeted by expansive ocean views from the minute you walk in the door. There is a downstairs guest bedroom on the rear portion of the townhouse, leaving the rest of the first floor open for enjoying the view – from the kitchen, dining, and living area and screened porch which is perfect for both morning coffee and evening cocktails (and anytime in between) You will pass the Beach Club Villa pool just around the corner, on your way to the boardwalk leading to the 120 yards of beach at high tide. While the town house has not been fully renovated (leaving lots of room for your own personal touch) It has been updated several times over the years with new hardwood hickory flooring, bead board ceilings, dining area furniture and front porch storm glass sliding doors.



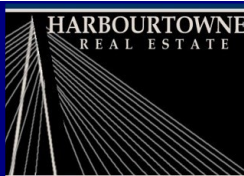
The upstairs has both a guest room with private bath and a beautiful master with sliding doors leading to a private oceanfront deck with unobstructed panoramic ocean views and is perfect for private sunbathing. The garage below can accommodate two cars and/or be used as a man cave or playroom for the kids. There is additional room under the house for an additional car and a parking lot for any overflow. THE ROOF IS BRAND NEW AND THE HVAC UNITS ARE FOUR YEARS OLD.

43 Beach Club Villa enjoys being slightly elevated as it has never flooded under the house as many other of the townhouses have done in recent years. The home is sold fully furnished with few owner exclusions. HOA plans to extend the boardwalk to the beach before the rental season begins. Wild Dunes is a private gated resort community located just 15 miles from Charleston with two top rated Tom Fazio golf courses and the #5 rated US Tennis facility according to Tennis Resorts Online.com. Buyers will pay 1% of the purchase price to the Wild Dunes Community Association for transfer fee at closing and any processing fees to the Beach Club Home Owner's Assoc. Wild Dunes Annual dues for 2018 are \$824. Plus a \$100 annual rental access fee. Beach Club Dues are \$475 a month.

Wallace Barr

(843) 478-1621

wallacebarrinc@aol.com



Harbourtowne Real Estate

672 Marina Drive, Ste 110

Daniel Island, SC 29492