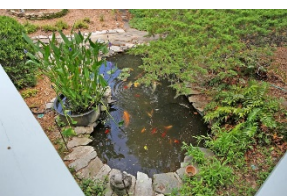


HUGE Price Drop!



4884 Bears Bluff Road

Wadmalaw Island, SC 29487 ~ MLS# 18016124 ~ \$1,799,900



A 1-acre pond surrounded by irises with a bridge to an island, a DEEP WATER dock, an outdoor kitchen, a koi pond with a waterfall, a grove of fruit-bearing trees, a pottery studio, and a gorgeous custom home with breathtaking vistas of Church Creek off Wadmalaw River are just a few aspects of this 18+-acre property on 650 ft. of shoreline that make it one-of-a-kind. With no detail overlooked, this home marries low maintenance and energy efficiency with custom luxury. Gorgeous artisan-made cabinetry and woodwork, wood & specialty tile flooring, custom doors & railings, and skip-trail walls exemplify the quality and character you'll find in this home. Whether you're looking for a tranquil retreat, an outdoor sportsman's paradise, a B & B, or an event venue, this property will not disappoint!

Additional details include:

- ❖ Amazing yard features a 1-acre fishing pond, a grove of fruit trees (4 pear, 2 plum, 1 fig, and 1 crab apple), a koi pond, an herb garden, a greenhouse, a storage/utility shed, and more.
- ❖ The 1-acre pond is surrounded by beautiful purple irises and is fully stocked with bass for fishing, brim to feed the bass, and grass carp to keep the pond clean. It also features boxes for wood ducks and a rope bridge to an island with an adirondack bench made of cypress wood which CONVEYS and makes the perfect place to sit and watch the sunset.
- ❖ Koi pond features a waterfall, a biological garden, and a bog garden that naturally filter the water and keep it clean and clear for all of the beautiful Koi, which will convey with the property.
- ❖ Gourmet kitchen features granite counters, stainless steel appliances, pull-out drawers in cabinets, a 42 cubic foot Sub Zero refrigerator (only a few years old), a whisper-quiet Samsung dishwasher, an extra wide Maytag convection oven, and more.
- ❖ Master suite on the main floor features views of the water, a gas fireplace, multiple closets (including a walk-in cedar closet), a huge master bathroom, and access to the back deck.
- ❖ Master bath features a large soaking tub, a gas fireplace, a huge frameless shower, tile flooring, and a large vanity area with double sinks.
- ❖ Bedrooms 2 and 3 are located upstairs in the main house, along with a full bathroom. Bedroom 3 is the loft area, which has a built-in closet and will feature a sliding barn door, which sellers are in the process of adding. It works perfectly as guest quarters or would make an ideal game room, upstairs sitting area, playroom, craft room, another office, etc. A curtain could also be added along the railing to offer additional privacy.
- ❖ Spacious screened-in-porch features 16-ft. ceilings, board & batten wainscoting, custom railings, pull-down sun shades, outdoor speakers, a hammock system, and a granite-topped credenza which conveys with the home.
- ❖ Back deck features an outdoor kitchen under a pergola with a built-in stainless steel gas grill, an extra burner, and a rotisserie rack; a stainless steel sink; a granite countertop; and hardiplank shingle siding.
- ❖ 250-ft. deep water dock on Church Creek was recently reinforced with stainless steel screws and features a covered pier head with bench seating & a teak table, electricity, and a gangway to a floating dock -- perfect for boating, crabbing, shrimping, fishing, etc. Water depth is 7' at low tide and 12'-15' at high tide.
- ❖ View across Church Creek will remain unchanged as land is owned by a Conservancy.
- ❖ *So many more highlights to list here...check the listing for complete details!!*



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