

*2970 Roseville Road*  
*2.03-Acre Waterfront Home - Wadmalaw Island*



HANDSOME  
*Properties*



# 2970 Roseville Road

Main House only ~ Wadmalaw Island

Price: \$4,500,000  
The Residence: 2 Bedrooms, 2 Full & 2 Half Baths  
Approx. 6,401 sq. ft.  
TMS #: 151-00-00-250  
Lot Size: 2.03 Acres  
Taxes 2009: \$8,053.06  
MLS #: 2928075

This magnificent residence overlooking Bohicket Creek is reminiscent of a Frank Lloyd Wright design and is located within the private community of "The Dance of the Dolphins." This community, with a well deserved name, is a private 13 acre retreat including 9 separate tax map numbers located on deepwater on Bohicket Creek on serene Wadmalaw Island. This custom designed home sits on a 2.03 acre lot and includes beautiful wood paneling throughout. The 6,401 square foot structure is designed with incredible views of the Bohicket Creek and its surrounding grounds. This main residence includes an open floor plan opening into a spacious living area, kitchen, breakfast room, and formal dining room with a ceiling painted by a well known local artist. The custom designed kitchen includes inlaid cabinetry, beautiful stone countertops, and top of the line appliances. The wood-paneled library is also located on the first floor with an incredible coffered ceiling and an abundance of windows to take in the serene views of the Lowcountry and its incredible wildlife. A handsome staircase leads up to the second floor which includes a luxurious master suite, a cedar-lined closet, and an additional study. The guest suite, with its own living area, kitchen, bedroom, and bath, is located in a separate wing of the main residence. A 3 car garage with ample storage is also attached



Staircase

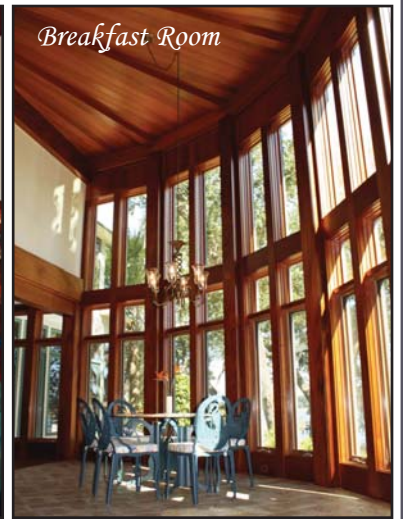
to the main residence. The spectacular gardens are supplied by plants housed in a fabulous greenhouse located at the end of the formal rose garden. An additional storage building houses the generator and RO system for the water supply, which

includes irrigation. Special features include a hand carved limestone fountain, outdoor lighting, a custom iron security gate, irrigation system, and dock permit pending approval. Please reference the following MLS numbers for more information: 2928078, 2928080, 2928076, & 2928079.

*Agnt Notes: The following items do not convey: dining room rug, sun dial in rose garden, angel swing with arbor, bird feeders, bird houses, chipper, composter, gator, 4 TV's with DVD players located in guest house, master bedroom, downstairs office and guest room, front entry wall sconces, front entry south-western tin framed mirror, and picnic table in front of Garden/Boat House.*



Living Room



Breakfast Room



Kitchen



View from the Back Porch

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