



PHOTOGRAPH PROVIDED

The white sand beaches and marsh landscape of Nancy's Island could be yours to own.

**BY MEGAN ABIGAIL CHANDLER**

South Carolina's sea islands have long been recognized as romantic — land where the pace of life is slower, quieter, peaceful. The marsh guards residents from the urgency of the mainland and the currents of the protective rivers and creeks carry away any worry. Land that is in high demand rarely comes on the market; as history fades away from what we now remember of our sea islands, we look to keep the land that remains available pristine.

Holding much of the past that gives our Southern landmarks character, those barrier islands that dot our coast bear a lot of relevance to our lives today. With a happy heart, the *Charleston Mercury* would like to begin a story that is something special and truly noteworthy. Although these morsels of real estate glory are few and far between when it comes to availability, there are some out there begging for someone who will remember what makes these pieces of land special. May we introduce to you the Sea Island Jewels.

**Bear's Bluff: A Conservationist's Dream**

According to Herb Butler of Handsome Properties, listing agent for the vast property, "It is more or less a sanctuary located within the Wadmalaw preservation effort." Wadmalaw is right off of John's Island and 25 minutes from Downtown Charleston. It is ten miles long and six miles wide. The island itself is the quantity of agricultural plantations highlighting its marshes. Wadmalaw is the conservation model for the Charleston area, so it is no surprise that pieces of land like Bear's Bluff do not come

available very often. However, the sportsman's daydream is rearing its head to reality, as there is a special opportunity to own the 75-acre gem.

The rolling terrain gives way to both marshes and woods, perfect for hunting or horseback riding. Deer runs are everywhere, and it is mighty quiet. It has its share of old-growth trees mixed with planted pines, many of which are long leaf. As Butler says, "To acquire a piece of land like this is rare, and it has been taken care of for two or three decades."

Living on Wadmalaw is idyllic for those who crave that slow pace of life. The island has not graduated to the hustle and bustle of urban living, and that is what makes being a Wadmalaw resident like being part of South Carolina's history. Residents of the island share one goal, no matter what their walk of life: to keep the area pristine. Therefore, the next owner of a tract in history needs to be willing to adopt this mantra as his or her own. In this spirit, as Butler carefully points out, "The land is ripe for a conservation easement." For the wildlife aficionado and nature-lover, there is a clear opportunity out on Bear's Bluff; and life couldn't get much better than that.

**Nancy's Island: A Fantasy Come True**

Who doesn't visualize Private Island living in their make-believe future? But how often is the chance right under your nose? Once in a lifetime, and that one chance is facing the beach-gor-slash-Lowcountry-lover today.

Nancy's Island sits off of Seabrook Island, a lush private community just 30 minutes from Downtown Charleston, connected by a causeway from Jenkins Point. This minute connection

allows for the opportunity to participate in the high-end living on Seabrook, while still having the seclusion of living on an island all your own. It offers about one high acre and 13 beach and marsh acres in addition to 360-degree views on marshes and water. With Rockville in eye-shot, the views of Bohicket and Privateer Creek will take your breath away every morning.

According to Olga Page of Handsome Properties, listing agent for Nancy's Island, "This private island embodies the best of Lowcountry living. It offers vast views of the waterfront marshes and wildlife while living inside the exclusivity of Seabrook Island."

Build a house with an abundance of windows and you're all set for a life of luxury out on Nancy's Island. Having access to the beach breeds a sense of both comfort and ease, and having the opportunity for such access is, without question, a rarity in Charleston. Allotting golfing opportunities and the joy of a neighborhood via access to Seabrook, for those who crave privacy with the choice for community, it is nothing short of perfection.

There is no limit to the breathtaking sights to be seen out on Nancy's Island, and the inspiration denoted from the white sand beaches comingling with spectacular wildlife and palmetto and oak trees are glorious for that photographer/painter/day-dreamer. Having the chance to own a Sea Island jewel such as Nancy's Island is the chance of a lifetime.

**Pine Landing: Perfection Yet To Be Discovered**

On Edisto, oak trees and beachfront property classify the landscape. In a stunning opportunity, the chance to own 0 Pine Landing Road, a

# Sea Island Jewels



PHOTOGRAPH BY CHARLES W. WARING III

Open spaces on Wadmalaw Island beckon those seeking sea island solitude; Herb Butler is convinced this is a true gem for the person looking for elbow room close to Charleston but far enough away from all the chaos of the city.

portion of Old Dominion Plantation, is available. Totalling more than 200 acres, the waterfront plantation even comes equipped with a dock permit and the perfect spot for an equestrian center.

The Pine Landing Road property is protected by a conservation easement, rewarding the next owner with a placid piece of island history. The easement is designed to preserve the property predominantly in its current natural state, protecting vegetation and wildlife. It is designed for the individuals who aspire to live like Swiss Family Robinson, handing to them the chance to live out childhood dreams.

A perfect landscape for tree houses, live oaks, pine and palmettos are everywhere you look. Wide adventures are before you every day such as hunting, fishing and wooded acres to explore. Sitting right on Russell Creek, this plot of land epitomizes the chance to be

immersed in the Lowcountry landscape.

Jim Kempson of Sea Island Real Estate, listing agent for the property, says the home is for someone trying to escape the urban lifestyle. "It has boating, hunting and fishing. It has woods, wetlands, fields and saltwater all in one," explains Kempson. This marriage of landscapes creates a truly unique property. In addition, it is offset from other barrier

islands because of the unique preservation on Edisto Island, as told by Kempson. Pine Landing, which has an easement on it, is surrounded on all sides by preserved land. Not only that, but Edisto Island is 49 percent preserved land. This ensures that this tract will be pristine for anyone who chooses to make this his escape.



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The winding roads of Pine Landing are breathtaking.

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