

HANDSOME
Properties



*2970 Roseville Road
13-Acre Waterfront Estate on Wadmalaw Island*

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Entire 13-Acre Estate ~ Wadmalaw Island

Price: \$8,250,000
The Residence: 6 Bedrooms, 4 Full & 2 Half Baths
Approx. 9,231 sq. ft.
TMS #: 151-00-00-250
Lot Size: 13 Acres total
MLS #: 2928080, 2928075, 2928076,
2928078 , & 2928079

“The Dance of the Dolphins” is a well deserved name for this private 13 acre retreat located on deepwater on Bohicket Creek on serene Wadmalaw Island. The property consists of 9 separate tax map numbers, a deepwater dock with lift, and a covered pier head, all encompassed within a gated setting. The main residence (MLS # 2928075) is reminiscent of a Frank Lloyd Wright design overlooking Bohicket Creek out to the Atlantic. Appointed with beautiful wood paneling throughout, the 6,401 square foot structure is designed with incredible views of the water and grounds. The main residence includes an open floor plan opening into a large living area, kitchen, and formal dining room with a ceiling painted by a well-known local artist. The custom designed kitchen boasts inlaid cabinetry, beautiful stone counters 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, 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 attached to the main residence. The spectacular gardens are supplied by the 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 throughout the entire 13 acre estate. A separate guest cottage (MLS # 2928076) is located at the point of the property, set amongst enormous oaks overlooking the waters’ edge. The gorgeous, heart pine paneled cottage of 1,222 square feet contains 2 bedrooms and 2 baths, with a vaulted ceiling and screened porch. The open floor plan of the living space and kitchen with large windows blends cohabitation with nature. You may never want to return to reality. There is an additional garden/boat house (MLS # 2928079) with a 2 bedroom, 1 bath finished apartment above, containing 1,608 square feet. A small, separate island is connected by a wooden bridge out from the marsh to be enjoyed as a secluded entertainment area. Special features include a hand carved limestone fountain, outdoor lighting, a custom iron security gate, irrigation system, and 2 additional dock permits pending approval. Also see MLS # 2928078.

Agent Notes: The following items do not convey: dining room rug, sun dial in rose garden, angel swing with arbor, bird feeders, bird houses, chipper, compost-er, 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.



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