\$109,000 - 174 Polowana Road, St. Helena Island

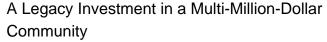
MLS #190874

\$109,000

Bedroom, Bathroom, Land on 5.00 Acres

Polawana, St. Helena Island, SC

Exclusive 5-Acre Estate Lot on Polawana Island - A Rare Opportunity to Build Your Dream Home Escape to Polawana Island, a gated, ultra-private community where luxury meets Lowcountry serenity. This 5-acre estate homesite offers the perfect canvas to build your custom dream home, surrounded by untouched natural beauty and a setting that ensures complete seclusion. An Exclusive Retreat with Unparalleled Privacy Unlike any other coastal community, Polawana Island is designed for total privacy, with each estate spanning at least 5 acres, ensuring no views of neighboring homes. This exceptional homesite boasts stunning lagoon views, where a rookery of ospreys and herons will be your peaceful, ever-changing backdrop. To the east, enjoy picturesque marsh views. immersing you in the natural beauty of the Lowcountry.



With estate homes valued at \$1M+, this is a rare opportunity to design and build a private sanctuary that matches your vision of coastal luxury. Whether you envision a modern Lowcountry masterpiece, a classic Southern estate, or an off-grid retreat, this lot provides the perfect foundation for your dream.

Exclusive Amenities & Island Lifestyle
- Gated, private island community with limited homesites







- Deepwater community dock & boat ramp for direct access to the Intracoastal Waterway
- Walking trails & observation tower, ideal for birdwatching and nature lovers
- Unspoiled natural beauty, home to diverse wildlife and lush Lowcountry landscapes
- Secluded, yet connected just minutes from downtown Beaufort & pristine beaches

A Rare Opportunity - Build in One of the Last Private Coastal Sanctuaries

This highly sought-after homesite offers the best of luxury, exclusivity, and natural beauty all within a short drive of historic Beaufort, award-winning beaches, and world-class boating & fishing.

Secure your place in this exclusive island enclave today. Schedule your showing today!

Essential Information

MLS # 190874

Price \$109,000

Acres 5.00 Type Land

Sub-Type Resident S/D Lot

Status Active

Community Information

Address 174 Polowana Road

Area St Helena Island

Subdivision Polawana

City St. Helena Island

County Beaufort

State SC

Zip Code 29920

Amenities

View Lake and Marsh

Waterfront Water View

Additional Information

Zoning Residential

Listing Details

Listing Agent Jessica Collins Teague

Listing Office The HomesFinder Realty Group

Data last updated: October 30th, 2025 at 6:02pm EDT and updating occurs every 15 minutes© 2024 Low Country Regional Multiple Listing Service. Information is deemed reliable but not guaranteed. Information is provided exclusively for the consumer's personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.