

\$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.

A Legacy Investment in a Multi-Million-Dollar Community

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
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Waterfront Water View

Additional Information

Zoning Residential

Listing Details

Listing Agent Jessica Collins Teague
Listing Office The HomesFinder Realty Group

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