

# \$879,950 - 17 Bermuda Downs, St. Helena Island

MLS #192008

**\$879,950**

3 Bedroom, 2.00 Bathroom, 1,980 sqft

Residential on 0.55 Acres

Bermuda Bluff/D, St. Helena Island, SC

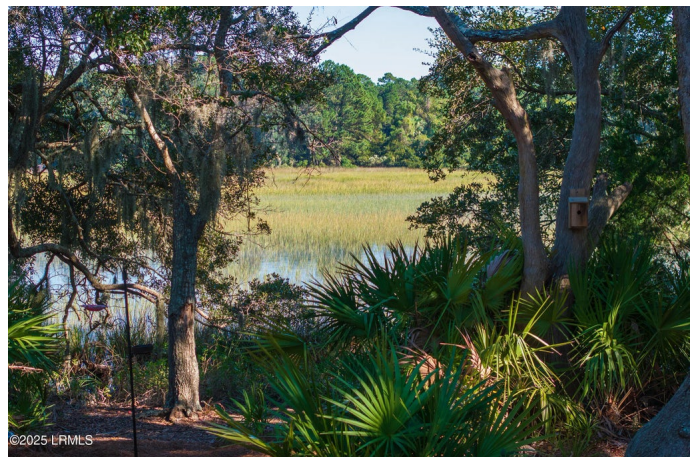
Stunning Almost New Construction on Private/Gated Bermuda Bluff Island! Welcome to your dream home on the Exclusive Island of Bermuda Bluff Island. This Beautifully Constructed Home offers luxury, comfort, and coastal charm. Step inside to find soaring ceilings, 8-foot doorways, and durable LVP flooring throughout. The spacious kitchen is perfect for entertaining, featuring a large island, walk-in pantry, and plenty of room to gather. Enjoy generous-sized bedrooms, a luxurious primary suite with a walk-in shower, and an expansive primary closet. The massive screened-in porch overlooks the tranquil marsh and tidal creek and adds 400sq. ft. of living space not included in square footage. Great for relaxing or entertaining guests. This elevated home requires no flood insurance and includes a two-car garage, with additional space for your golf cart and ample storage. Heated and cooled office or potential 4th bedroom with a walk-in closet (this is included in the square footage of the home). Elevator Shaft for Future Elevator.

Move-in ready and waiting for its new owners, don't miss your chance to live the island lifestyle in comfort and style!

Built in 2024

## Essential Information

MLS # 192008



|                |                         |
|----------------|-------------------------|
| Price          | \$879,950               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,980                   |
| Acres          | 0.55                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Pending                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Bermuda Downs  |
| Area        | St Helena Island  |
| Subdivision | Bermuda Bluff/D   |
| City        | St. Helena Island |
| County      | Beaufort          |
| State       | SC                |
| Zip Code    | 29920             |

### Amenities

|               |                  |
|---------------|------------------|
| View          | Marsh/Water      |
| Is Waterfront | Yes              |
| Waterfront    | Marsh/Water/View |

### Interior

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Tankless, Auto/Gar/Opener, Built In Ovens, Dishwasher, Disposal, Gas/Oven/Range, Microwave, Trash Compactor, Unfurnished, Vent Fan, Wine Cooler, Wine Refrigerator |
| Heating    | Electric                                                                                                                                                           |
| Cooling    | Electric, Central Air                                                                                                                                              |
| Fireplace  | Yes                                                                                                                                                                |
| Fireplaces | Family Room                                                                                                                                                        |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Hardi Plank, Frame                                   |
| Exterior Features | Storage, Propane Tank - Leased, Propane Tank - Owned |
| Roof              | Composition, Metal                                   |
| Construction      | Hardi Plank, Frame                                   |

Foundation                      Elevated

**Additional Information**

Zoning                              Residential

**Listing Details**

Listing Agent                      Mark E Sweat

Listing Office                      Palmetto Real Estate, LLC

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