

\$1,095,000 - 8 Heron Point, Okatie

MLS #192284

\$1,095,000

3 Bedroom, 3.00 Bathroom, 3,105 sqft

Residential on 0.94 Acres

Callawassie Island, Okatie, SC

Nestled on a private one-acre homesite, this 3-bedroom, 2.5-bath Lowcountry-style home offers 3,300 sq. ft. of timeless charm and modern comfort. A sweeping front porch welcomes you into an inviting two-story layout featuring hardwood floors, a cozy gas fireplace, and abundant natural light throughout. The main level boasts a spacious office and a primary suite with a well-appointed bath, providing convenience and comfort all on the first floor. Open living and dining spaces flow seamlessly to the large back porch, where spectacular lagoon and golf course views create the perfect backdrop for relaxing or entertaining. Upstairs, additional bedrooms offer privacy and flexibility for family or guests. A detached two-car garage adds convenience and storage. Perfectly blending Lowcountry character with modern updates, this home provides the space, privacy, and lifestyle that makes Callawassie Island so special. The heart of the community is the Tom Fazio-designed 27-hole golf course, complemented by tennis courts, pickleball, fitness facilities, 2 swimming pools, and a clubhouse for dining and social gatherings. The River Club also provides fantastic river views, swimming pool and dining. Residents also enjoy deep-water access via the islands docks, making it an ideal place for boating and fishing. Callawassie Island, South Carolina, is a private, gated island community located between Bluffton and Beaufort, about 30 minutes from Hilton Head Island and



Savannah. It offers a balance of quiet natural living with easy access to culture, dining, and shopping. Callawassie is known for its natural beauty, with over 880 acres of maritime forest, salt marshes, tidal creeks, and deep-water access to the Colleton River and Okatie River. The island is designated as a Certified Community Wildlife Habitat, emphasizing its commitment to conservation and coexistence with nature.

Built in 1998

Essential Information

MLS #	192284
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,105
Acres	0.94
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	8 Heron Point
Area	Callawassie Island
Subdivision	Callawassie Island
City	Okatie
County	Beaufort
State	SC
Zip Code	29909

Amenities

View	Lagoon and Golf Views
Is Waterfront	Yes

Waterfront Lagoon/Canal

Interior

Appliances Dishwasher, Disposal, Dryer, Elec/Oven/Range, Microwave,
Refrigerator, Washer

Heating Electric, Central

Cooling Electric, Central Air

Exterior

Exterior Features Rain Gutters, Propane Tank - Leased

Foundation Elevated

Additional Information

Zoning Residential

Listing Details

Listing Agent Franklin Newell

Listing Office William Raveis - Carolina LLC

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