

# \$1,495,000 - 84 Lancaster Boulevard, Bluffton

MLS #192725

**\$1,495,000**

4 Bedroom, 4.00 Bathroom, 3,134 sqft

Residential on 0.43 Acres

Berkeley Hall, Bluffton, SC

Discover modern Lowcountry luxury in this Southern Coastal Homes masterpiece, less than five years old and perfectly positioned on the 9th fairway of the Tom Fazio designed South Course in coveted Berkeley Hall. Designed for effortless living and entertaining, this single-story home features an open floor plan with soaring ceilings, custom built-ins, and a stylish butler's pantry off the gourmet kitchen. Expansive telescoping doors connect the main living area to a screened porch with built-in grill and hot tub, capturing sweeping golf course and lagoon views. The luxe primary suite offers a spa-inspired bath and a large walk-in closet, while two additional bedrooms plus a private office provide flexibility. A separate guest suite with full bath sits above the three-car garage, perfect for visitors or multi-generational living. Outdoor enhancements include a private dog run and manicured grounds. Don't miss the conditioned wine cellar, incredible ceiling details in the Primary suite, Plantation shutters throughout, white oak flooring throughout, GE Monogram appliances & more! Enjoy world-class amenities: Tom Fazio golf, River Park, spa & fitness, pickleball, and more all minutes from Hilton Head beaches and vibrant Old Town Bluffton. Golf cart also available for sale!

Built in 2020

## Essential Information



MLS #	192725
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,134
Acres	0.43
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	84 Lancaster Boulevard
Area	Bluffton
Subdivision	Berkeley Hall
City	Bluffton
County	Beaufort
State	SC
Zip Code	29909

### **Amenities**

Waterfront	None
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### **Interior**

Appliances	Dryer, Fireplace Screen, Microwave
Heating	Electric, Central
Cooling	Electric, Central Air
Fireplace	Yes
# of Fireplaces	1

### **Exterior**

Exterior	Composite Siding
Exterior Features	Propane Tank - Leased
Roof	Composition
Construction	Composite Siding

### **Additional Information**

Zoning	Residential
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**Listing Details**

Listing Agent        Alison Melton  
Listing Office        The Agency Hilton Head

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