

\$799,000 - 70 Downing Drive, Beaufort

MLS #192802

\$799,000

3 Bedroom, 3.00 Bathroom, 2,263 sqft

Residential on 0.57 Acres

Pleasant Point, Beaufort, SC

At 70 Downing Drive, mornings start with refreshing marsh breezes and evenings invite you to unwind in the Lowcountry's natural beauty. This three-bedroom, two-bath home was made for savoring the pace of life on Lady's Island, where privacy, nature, and comfort all come together.

The open, easy-flow floor plan is anchored by a cozy living room with a fireplace and built-ins, while the kitchen featuring updated finishes, Corian counters, and modern appliances is ready for everything from weeknight dinners to oyster roast prep. The split layout keeps the primary suite tucked away, now enhanced with a beautifully refreshed bathroom and soaking tub for when the day winds down.

But the real magic is the back porch - the kind of spot where you sip coffee a little slower and watch the tides roll in and out like clockwork. Since 2018, the owners have thoughtfully invested in this home with updates such as new appliances, roof replacement, updated flooring throughout, a renovated primary bath, a fire sprinkler system, and a "secret garden" fence (2025) along with many other enhancements that add peace of mind and charm.

Set on a wooded half-acre lot at the very end of the road, this Pleasant Point home offers unmatched privacy, with community amenities like golf, tennis, and a pool nearby all just minutes from downtown Beaufort though you may find you never want to leave.



Built in 1999

Essential Information

MLS #	192802
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,263
Acres	0.57
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	70 Downing Drive
Area	Ladys Island
Subdivision	Pleasant Point
City	Beaufort
County	Beaufort
State	SC
Zip Code	29907

Amenities

Is Waterfront	Yes
Waterfront	Marsh/Water/View

Interior

Appliances	Auto/Gar/Opener, Cable TV/Available, Dishwasher, Disposal, Dryer, Elec/Oven/Range, Ice Maker, Microwave, Refrigerator, Unfurnished, Vent Fan, Washer
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Exterior

Exterior	Hardi Plank
Exterior Features	Hurricane Shutters, Propane Tank - Leased, Thermo-Panes
Roof	Composition
Construction	Hardi Plank
Foundation	Crawl

Additional Information

Zoning	PUD
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Listing Details

Listing Agent	Laura Jolliff
Listing Office	Greco Group Brokered by eXp

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