# \$2,495,000 - 16 Mccalley Creek Lane, Seabrook

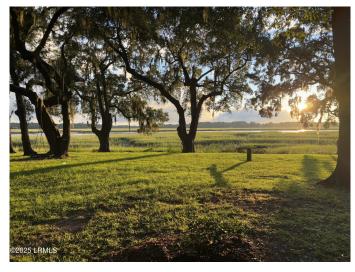
MLS #192857

# \$2,495,000

3 Bedroom, 3.00 Bathroom, 1,046 sqft Residential on 6.30 Acres

Stuarts Point Area, Seabrook, SC

This extraordinary 6.3-acre waterfront estate offers over 850' of frontage, including deep water, with seven pristinely maintained parcels, many directly on McCalley Creek. The property includes two homes, two docks, and a garage/workshop, only ten minutes from Beaufort. With a potential for up to 12 building lots, it is a once-in-a-lifetime opportunity along one of northern Beaufort County's most picturesque shorelines. The setting is often described as "like living in a park". Unobstructed by docks, the wide-open creek and marsh vistas are the rare gem of this property. A DES preliminary dock review confirms that 10 Garrett Lane, and 18 McCalley Creek Lane and 20 McCalley Creek Lane may qualify for tidal creek docks, with lifts. See MLS#s: 192838, 192785, 192839 & 192784. Majestic live oaks stand sentinel over this serene landscape, where the night sky shines bright and every sunset feels like a masterpiece. The primary home, built in 2009, features a large deck and existing tidal creek dock. Nineteen windows showcase sweeping views of the creek and abundant wildlife - bald eagles, painted buntings, and dolphins - all visible from your sofa. There is also a second home present on 10 Garrett Lane. Built in 1956, the home was designed to be one room wide and 94' long to capture panoramic views from every room. This home also holds a proven rental record. Here, nature entertains daily. Fish, shrimp, or crab right from your dock; launch a kayak, SUP, or boat for a quick







ride to the sandbar for swimming. Host oyster roasts and fires on the shore, watch dolphins at play, and enjoy vibrant sunsets that never repeat. The property offers plenty of space for horses, chickens, gardens, boats, RVs, and all the essentials of relaxed Lowcountry living. Stuart Point is a welcoming peninsula community offering the best of Lowcountry life: Lowcountry Produce Restaurant (open daily), Lobeco Library, post office, fishing pier, seafood markets, Shouse Farm & Garden Supply, sawmills, boat sales and service, K-12 schools, and a county transfer station all within five minutes. A flower farm and equestrian center are within ten minutes, and downtown Beaufort is just a short drive down Highway 21. This property's beauty truly reveals itself when you're standing on site. Includes the following DMPs: R10001600000310000, R100016000035A0000, R10001600000350000, R10001600002900000, R100016000033A0000, R10001600003060000.

Built in 2009

#### **Essential Information**

MLS # 192857

Price \$2,495,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,046

Acres 6.30

Year Built 2009

Type Residential

Sub-Type Single Family Residence

Style Ranch Status Active

# **Community Information**

Address 16 Mccalley Creek Lane

Area Burton

Subdivision Stuarts Point Area

City Seabrook
County Beaufort

State SC

Zip Code 29940

#### **Amenities**

View Sunsets over McCalley Creek

Is Waterfront Yes

Waterfront Deep Water (Three Ft Min)

## Interior

Appliances Tankless

Heating Electric, Central, Heat Pump, Propane - Own

Cooling Electric, Heat Pump

Fireplace Yes # of Fireplaces 1

Fireplaces Wood

#### **Exterior**

Exterior Frame

Exterior Features Rain Gutters, Propane Tank - Owned, Thermo-Panes

Roof Metal
Construction Frame

Foundation Slab, Crawl

#### **Additional Information**

Zoning Other

### **Listing Details**

Listing Agent Christi M. Trumps
Listing Office Tideland Realty Inc

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