

# \$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, R1000160000035A0000, 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
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### **Listing Details**

Listing Agent	Christi M. Trumps
Listing Office	Tideland Realty Inc

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