

\$2,495,000 - 16 McCalley Creek Lane, Seabrook

MLS #192878

\$2,495,000

Bedroom, Bathroom,
Land 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, R100016000002900000, R1000160000033A0000, R100016000003060000.

Essential Information

MLS #	192878
Price	\$2,495,000
Acres	6.30
Type	Land
Sub-Type	Acreage
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)

Additional Information

Zoning Other

Listing Details

Listing Agent Christi M. Trumps
Listing Office Tideland Realty Inc

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